



Colindale Gardens, Colindale, NW9

Asking Price: £750,000

 Benham
& Reeves

Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref#BEA230247

****1238 Square Feet (approx.)**** Brand new two-bedroom, two-bathroom duplex apartment set on the ground and first floor of Thonrey Close, Colindale Gardens. Spanning an approximate 1238 square feet (approx.) this incredible duplex apartment offers a large living space leading out to a private terrace, open-plan dining area and a fully fitted kitchen with integrated appliances.

There are two double bedrooms with built-in wardrobes, luxury finished en-suite shower room in the master bedroom and a modern tiled finished three-piece family bathroom. The master-bedroom leads out to a private balcony.

Colindale Gardens benefits from an on-site concierge and a residents gym. It is in close proximity to many local amenities and moments away from Colindale Station (Zone 4) which is served by the Northern Line giving you direct links to Central London and offers night tube. Local busses also serve the area.





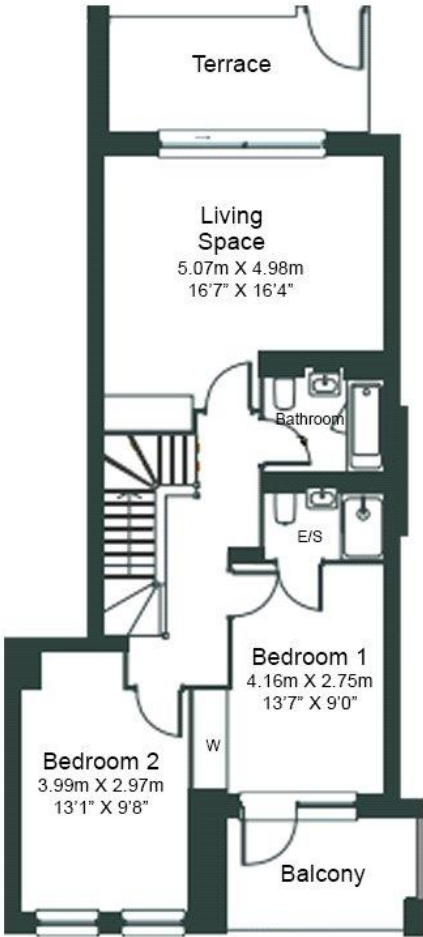
Property Features:

- Duplex Apartment
- Modern and Spacious
- Private Balcony and Terrace
- Two Bedroom
- Two Bathroom
- Ground and First Floor
- 1,238 Square Feet (Approx.)
- Colindale Underground Station (Zone 4)
- Concierge and Resident's Gym
- Close Proximity to Local Amenities

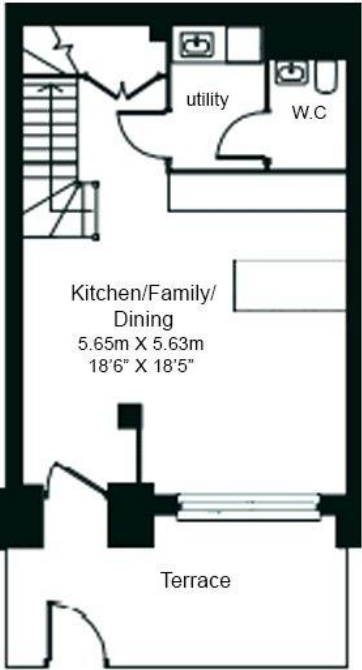


Total Gross Internal Area

115.0 Sq/m - 1,238 Sq/ft




Upper Level



Lower Level

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £750,000

Tenure: Leasehold
Expires 02/01/3015
Approximately 991 Years Remaining

Ground Rent: £300 (per annum)
For the year of 2023

Service Charge: £2000 approx. (per annum)
For the year of 2023

Viewings:

All viewings are by appointment only
through our Beaufort Park Office.

Our reference: BEA230247

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