



Guardian Avenue, Colindale, NW9

Asking Price: £425,000

Benham
& Reeves

Guardian Avenue, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 728 square feet (approx.) is this well presented two bedroom, two bathroom, first floor apartment. The apartment offers bright accommodation throughout with its far reaching south-facing aspect. Featuring a closed off kitchen with integrated appliances and stylish tiling, spacious living room with wood effect flooring and access to a large private balcony overlooking the established local allotment, two double bedrooms each benefiting from direct bathroom access and ample room for storage. The contemporary bathroom and ensuite benefit from fully tiled floor and walls, and heated towel rails. Further benefits include assigned underground car parking space, lift access, communal gardens for residents and no onward chain.

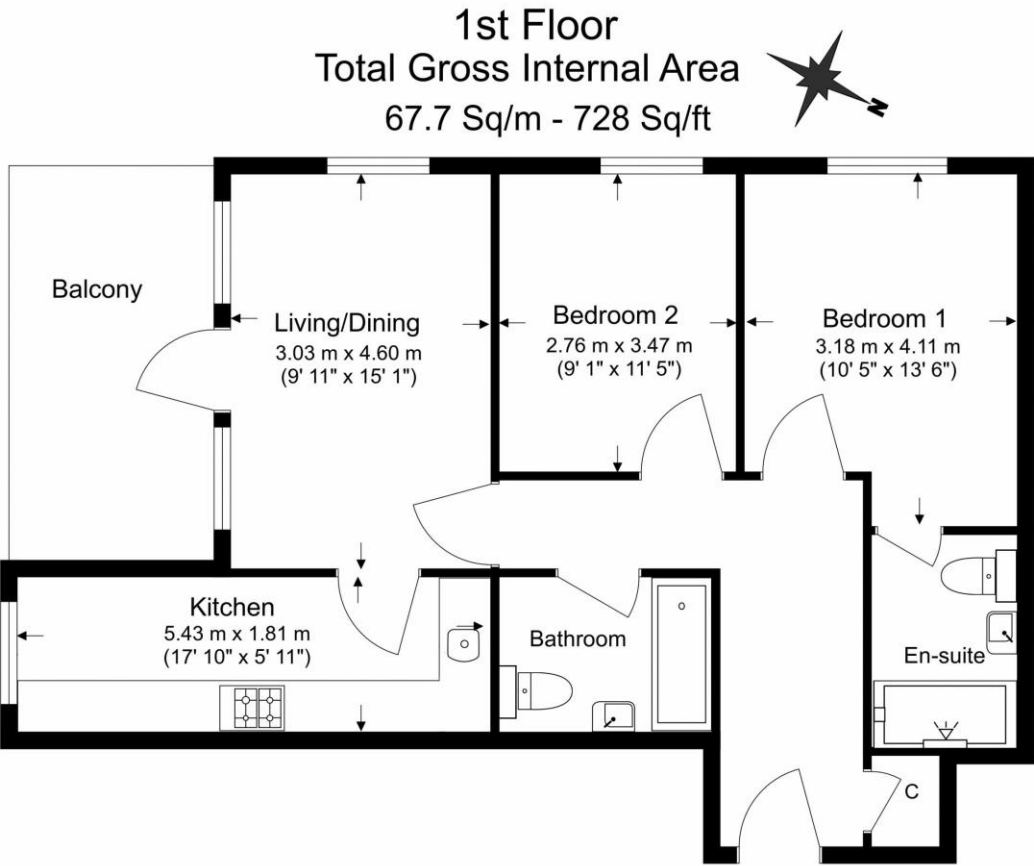
The Edition development which was the former British Newspaper Library site in Colindale is directly opposite Colindale tube station, connecting you to London Euston on the Northern Line within 21 minutes (approx.). Residents will also be moments away from gyms, cafés, restaurants, Ofsted rated 'Outstanding' schools, and other transport links: for example Bus 186 taking you to Brent Cross shopping mall in 11 minutes (approx.)





Property Features:

- Excellent Location
- Superb Two Bedroom Apartment
- Two Bathrooms
- 728 Square Feet (Approx.)
- First Floor (With Lift Access)
- South Facing Private Balcony
- Colindale Tube Station (Northern Line)
- Residents Permit Parking Subject To Availability



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

Terms & Conditions:

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

Asking Price:	£425,000
Tenure:	Leasehold Expires 23/06/2265 Approximately 238 Years Remaining
Ground Rent:	£600.00 (per annum) For the year of 2026
Service Charge:	£1,907.31 (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: BEA250017

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