



**Guardian Avenue, Colindale, NW9**

Offers in excess of: £475,000

 Benham  
& Reeves

# Guardian Avenue, Colindale, NW9

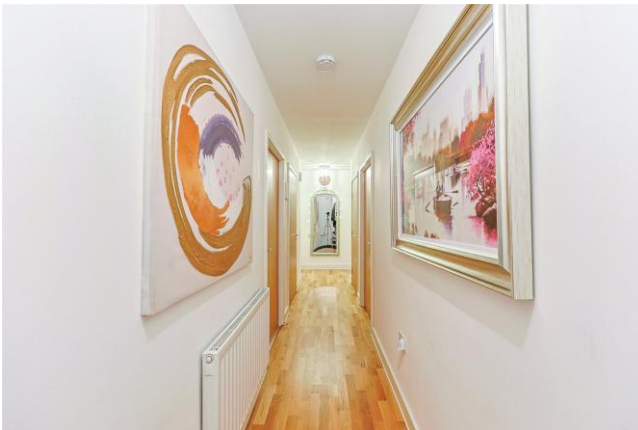
🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 Leasehold

REF#: BEA250109

Made up of circa. 826 square feet is this well presented two bedroom, two bathroom, ground floor apartment with a private entrance. The apartment offers bright and airy accommodation throughout with its south west 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 patio, two double bedrooms with bedroom one having the added luxury of built in wardrobes and ensuite shower room. The contemporary bathroom and ensuite benefit from fully tiled floor and walls, and heated towel rails. Further benefits include assigned underground car parking space, communal gardens for residents and a long lease.

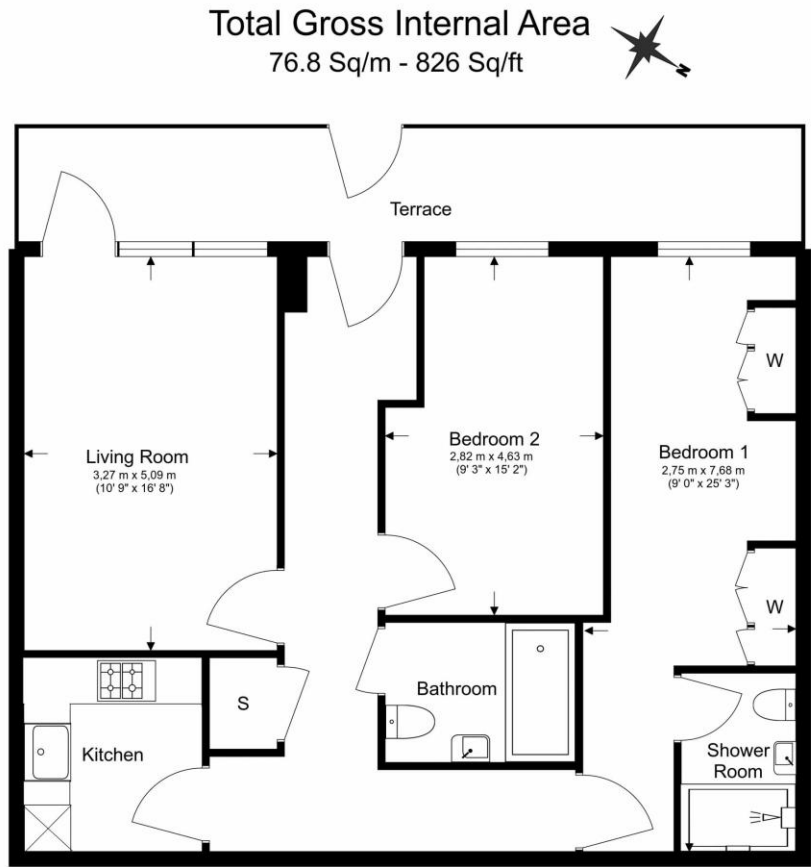
The Edition development which was the former British Newspaper Library site in Colindale is directly opposite Colindale tube station, connecting you to London Euston on the Northern Line within 21 minutes (approx.). Residents will also be moments away from gyms, cafés, restaurants, Ofsted rated 'Outstanding'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





## Property Features:

- Allocated Parking Space
- Two Bedroom Apartment
- Two Bathrooms
- Ground Floor With Private Entrance
- South West Patio
- 826 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- Shopping & Leisure Facilities In Close Proximity



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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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (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.

|                      |  |
|----------------------|--|
| Offers in excess of: | £475,000   |
| Tenure:              | Leasehold<br>Expires 23/06/2265<br>Approximately 240 Years Remaining |
| Ground Rent:         | £580.00 (per annum)<br>For the year of 2025                          |
| Service Charge:      | £1,898.67 approx. (per annum)<br>For the year of 2024                |
| Anticipated Rent:    | £2,200.00 pcm<br>Approx. 5.6% Yield                                  |

## Viewings:

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

Our reference: BEA250109

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E: beaufortpark.sales@benhams.com  
W: www.benhams.com

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