



**Acklington Drive, Colindale, NW9**

Asking Price: £300,000

 Benham  
& Reeves

# Acklington Drive, Colindale, NW9

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

A well presented two bedroom, two bathroom apartment located on the second floor of this highly sought after modern development which enjoys fabulous far reaching panoramic views. This modern home offers plenty of light and is beautifully appointed throughout. Comprising a stylish reception/dining room with floor to ceiling windows and balcony with dining space. Integrated fitted kitchen including dishwasher. Two Double bedrooms with floor to ceiling windows and two bathroom's (one en-suite). Additionally, there is double glazing, gas central heating, wood & tiled flooring, ample storage lift and video entry phone system.

The property is very conveniently located in between three train stations (Colindale, Mill Hill Broadway & Burnt Oak) providing excellent commuter links only 0.5 miles away. Close proximity to multiple bus stops and local amenities. There are also some excellent schools and colleges in the area, including Blessed Dominic Catholic Primary, The Orion, Goldbeaters Primary, Woodcroft Primary, St James Catholic High School and Hasmonian High School. Barnet Burnt Oak Leisure Centre is also within walking distance.



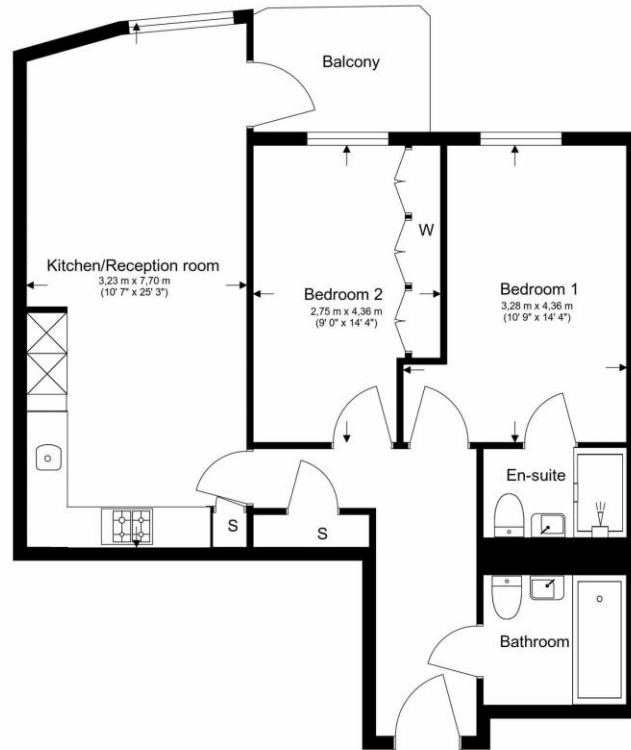


## Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 714 Square Feet (Approx.)
- Private South Facing Balcony
- Moments Away From Green Spaces & Shopping Facilities
- Colindale & Burnt Oak Underground Stations

## Second Floor

Total Gross Internal Area  
73.9 Sq/m - 714 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£300,000
Tenure:	Leasehold Expires 31/12/2260 Approximately 234 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,807.04 (per annum) For the year of 2026
Anticipated Rent:	£1,750.00 pcm Approx. 7.0% Yield

## Viewings:

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

Our reference: BEA250331

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