



Achill Close, Colindale Gardens, Colindale, NW9

Asking Price: £575,000

 Benham
& Reeves

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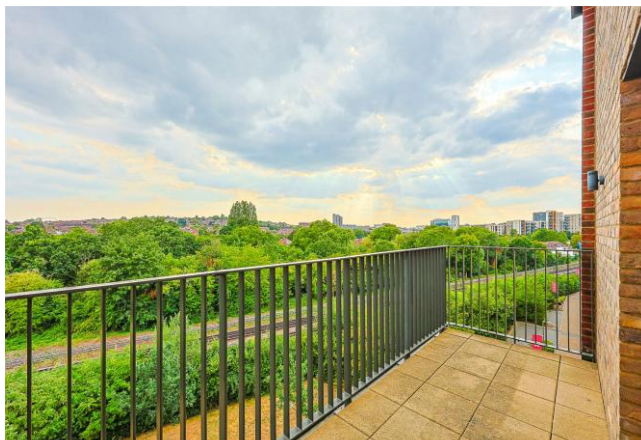
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fourth floor is this bright and spacious three bedroom, two bathroom apartment spanning a generous 961 square feet (approx.). The apartment boasts from Amtico Spacia flooring to kitchen, living, dining areas and hallway. The interior designed kitchen is fully integrated with Siemens appliances, slimline laminate worktop and matt cabinet doors with softclose, handle-less design and under cupboard lighting. The spacious living room benefits from windows facing South and West allowing the room to be flooded with natural light. All three bedrooms are carpeted and offer ample room. The principle bedroom has the added luxury of a built in wardrobe and en-suite shower room. Further benefits include a secure gated parking space, utility room with ample storage, and no onward selling chain.

Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.

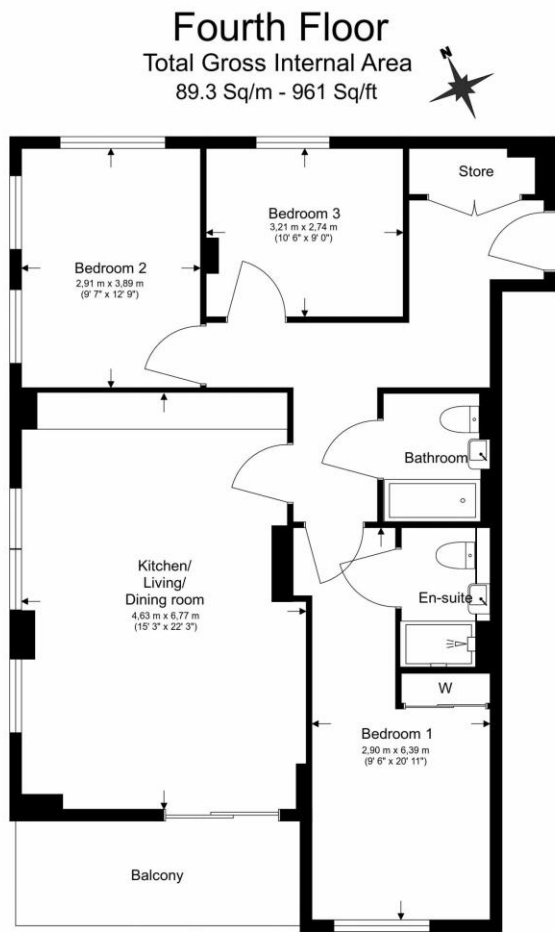


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Property Features:

- Secure Gated Parking Included
- Chain Free
- Immaculate Three Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 961 Square Feet (Approx)
- Private Balcony
- South & West Aspect



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	84 B	84 B
69-80	C		
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:	£575,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2026
Service Charge:	£4,000.00 (per annum) for the year 2026
Anticipated Rent:	£2,800 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: BEA260007

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Singapore | South Africa | Turkey

