



# Thonrey Close, Colindale, NW9

Asking Price: £774,000

 Benham  
& Reeves



# Thonrey Close, Colindale, NW9

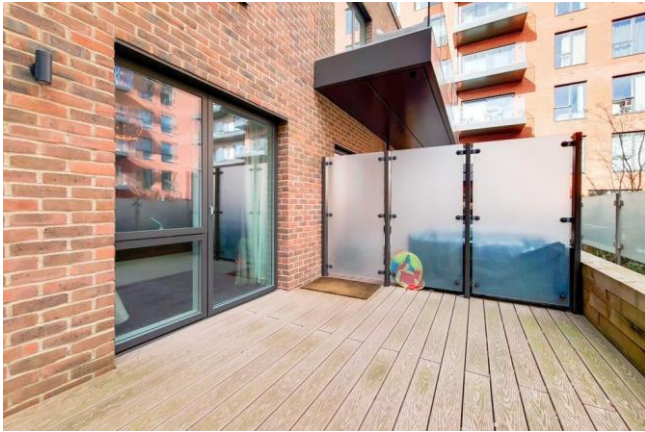
 4 Bedroom (s)  3 Bathroom (s)  Leasehold

Ref# BEA220644

**\*\*Gated Parking Included\*\*** This incredible 4-bedroom duplex apartment in the highly sought-after Colindale Gardens development spans a generous 1379 square feet (approx.). The ground floor comprises of a west facing front patio which leads into the spacious open planned kitchen dining area. This benefits from a stylish, fully integrated kitchen with upgraded worktops. The ground floor also benefits from a guest WC, utility room and storage. The first floor boasts from 4 well sized bedrooms which benefit from outdoor space. Bedroom 3 and 4 have access to a private east facing terrace which overlooks the landscaped internal gardens whilst bedroom 1 and 2 have access to the west facing balcony. The 1st floor also included the stylish bathroom/ensuite suites.

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.





## Property Features:

- 4 Bedroom Duplex Apartment
- 2 Bathrooms
- Secure Gated Parking
- Guest W/C
- Private Patio, Terrace & Balcony
- 1379 Square Feet (Approx.)
- 24 Hour Concierge
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



Thorney Close, NW9

GROSS INTERNAL AREA  
128.16 sqm / 1379.50 sqft



NET INTERNAL AREA (GFA)  
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Spec, or field floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and graphics are illustrative only and extracted from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured on the site.

Net internal area: 128.16 sqm / 1379.50 sqft  
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 92                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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: £774,000

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

Ground Rent: £400 (per annum)  
For the year of 2023

Service Charge: £2500 approx. (per annum)  
For the year of 2023

## Viewings:

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

Our reference: BEA220644

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

