



Hoy Close, Colindale Gardens, Colindale, NW9

Offers in excess of: £800,000

Benham
& Reeves

Hoy Close, Colindale Gardens, Colindale, NW9

 4 Bedroom (s)  3 Bathroom (s)  Leasehold

A part of Colindale Gardens Ascot collection is this rarely available four bedroom town house, benefitting from a ground floor kitchen/family/dining area with high-end Siemens appliances including an oven, electric hob, microwave and fridge/freezer. The ground floor also has a separate W/C and utility area with freestanding washer/dryer and direct access to the undercroft parking with one allocated parking bay inclusive of an EV charging point. On the first floor, this home has a bright living room, with bi-folding doors giving direct access to the private outdoor garden area, finished with decking and artificial grass. Also located on the first floor is the principle bedroom benefiting from fitted wardrobes and a stylish ensuite shower room. Located on the second (top) floor is a further three sizeable bedrooms and family bathroom. This immaculate 1430 square foot home offers modern living with features such as underfloor heating throughout, contemporary engineered wood flooring, and wiring for digital TV and wiring only for Sky to living area and bedroom one.

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:

- Four Bedroom Townhouse
- Two Bathrooms
- 1430 Square Feet (Approx.)
- Private South East Podium Garden
- Secure Allocated Parking With EV Charging
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

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Total Gross Internal Area
132.94 Sq/m - 1430.9 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/12/3015
Approximately 989 Years Remaining

Ground Rent: Peppercorn

Service Charge: £4,520.00 (per annum)
For the year of 2025

Anticipated Rent: £3,200.00 pcm
Approx. 4.8% Yield

Viewings:

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

Our reference: BEA250244

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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