



Oriental Square, Colindale, NW9

Price Reduced to: £750,000

Oriental Square, Colindale, NW9

 4 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250051

A bright, spacious and homely four bedrooms, two bathrooms terraced townhouse situated in the highly desirable Oriental Square, 399. The Property is set over three floors totalling a sizable 1,504 square feet (Approx.), with the ground floor comprising of the open plan kitchen living space, downstairs W/C and access to the private east facing garden, the first floor boasts two bedrooms with fitted wardrobes with bedroom two having access to a private east facing balcony, and the family bathroom while the top floor has access to two further bedrooms with bedroom one having fitted wardrobes and juliet balcony. Further benefits include ample storage throughout, allocated secure gated parking bay and no onward selling chain.

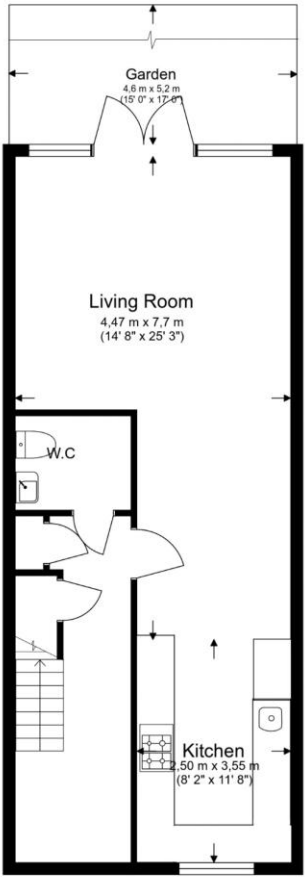
Colindale is home to a flourishing community of markets, shops and cafes. At the heart of 399F is Loon Fung Chinese supermarket, a branch of London's oldest established supplier of oriental foods. Bang Bang Oriental Food Hall has recently celebrated its seventh year of offering customers a wide range of delectable dishes and events. The highly rated Golden Dragon Restaurant is situated on the ground floor of Bang Bang and both sit alongside the new and imposing Morrisons Supermarket Colindale, Marks and Spencer, Aldi and Asda Supermarkets are all within 500 meters. A large number of highly rated ofsted schools within the area and medical centre are only a five-minute walk away from the development while Brent Cross Shopping Centre and Middlesex University are easily accessible both via the tube and by car.





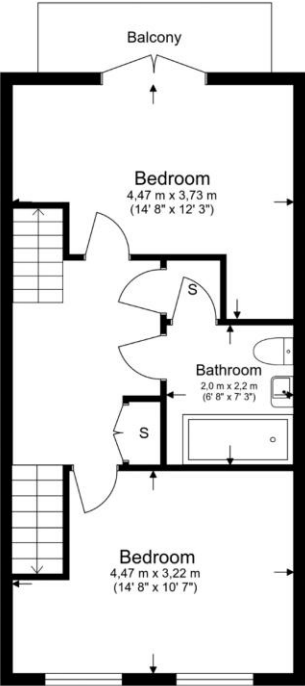
Property Features:

- Chain Free
- Allocated Parking Space
- Four Bedroom Terraced Townhouse
- 1504 Square Feet (Approx.)
- Two Bathrooms
- East Facing Garden & Balcony
- Bang Bang Oriental Foodhall
- Colindale Tube Station (Northern Line)

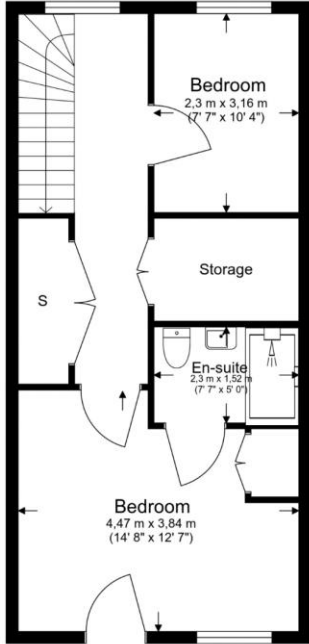


Ground Floor

Total Gross Internal Area
139.7 Sq/m - 1504 Sq/ft



First Floor



Second Floor



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		93
(81-91)	B	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.

Price Reduced £750,000
to:

Tenure: Leasehold
Expires 13/12/3013
Approximately 987 Years Remaining

Ground Rent: Peppercorn

Service Charge: £4059.82 approx. (per annum)
For the year of 2025

Anticipated Rent: £3,100.00 pcm
Approx. 5.0% Yield

Viewings:

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

Our reference: BEA250051

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