



# Achill Close, Colindale Gardens, Colindale, NW9

Asking Price: £405,000

Benham  
& Reeves



# Achill Close, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: CHN250003

Immaculately presented throughout is this larger than average one bedroom apartment situated on the second floor of May House, Colindale Gardens. The property is built up of circa. 596 square feet and boasts a fully integrated kitchen with Siemens appliances, an open planned kitchen diner which leads out to the private south facing balcony. Further benefits include a double carpeted bedroom with built in wardrobes, a modern 3-piece family bathroom suite and underfloor heating throughout.

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. There's also an exciting range of amenities on site, including a gym and a 24 hour concierge. There are plans for a new primary school, local shops, cafés and restaurants. Residents enjoy an astonishing amount of green space, with a glorious four acre park, walkways and attractive landscaping. Colindale London Underground station is currently undergoing improvement, making getting around by public transport even more convenient. The underground is also now running through the night on Fridays and Saturdays.

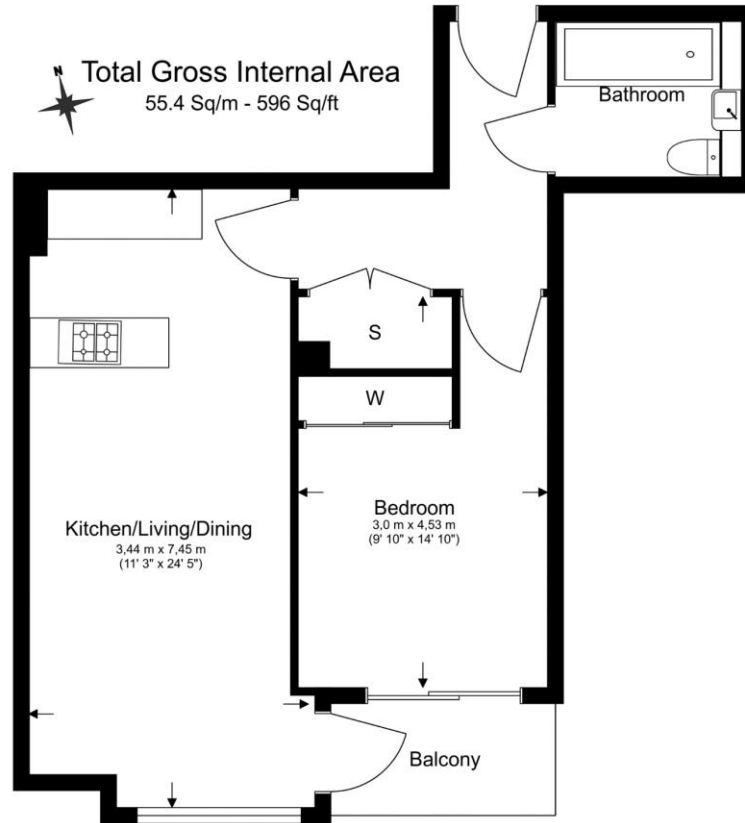




## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- 596 Square Feet (Approx.)
- Second Floor
- South Facing Balcony
- 24 Hour Concierge Desk
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)





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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£405,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2025
Service Charge:	£3,965.18 (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.3% Yield

## Viewings:

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

Our reference: CHN250003

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