



Chronicle Avenue, Colindale, NW9

Offers Over: £475,000

 Benham
& Reeves

Chronicle Avenue, Colindale, NW9

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

REF#: BEA230095

Spanning an approximate 814 square feet (approx.) is this well presented two bedroom, two bathroom, third floor apartment. The apartment offers bright accommodation throughout with its dual aspect (East and West). Featuring a closed off kitchen with integrated appliances and stylish tiling, spacious living room with access to a large private balcony overlooking the landscaped communal gardens, two double bedrooms each benefiting from direct bathroom access and ample room for storage. The contemporary bathroom and ensuite benefit from fully tiled floor and walls, and heated towel rails. Further benefits include assigned underground car parking space, lift access, communal gardens for residents and a long lease.

The Edition development which was the former British Newspaper Library site in Colindale is directly opposite Colindale tube station, connecting you to London Euston on the Northern Line within 21 minutes (approx.). Residents will also be moments away from gyms, cafés, restaurants, Ofsted rated 'Outstanding' schools, and other transport links: for example Bus 186 taking you to Brent Cross shopping mall in 11 minutes (approx.)

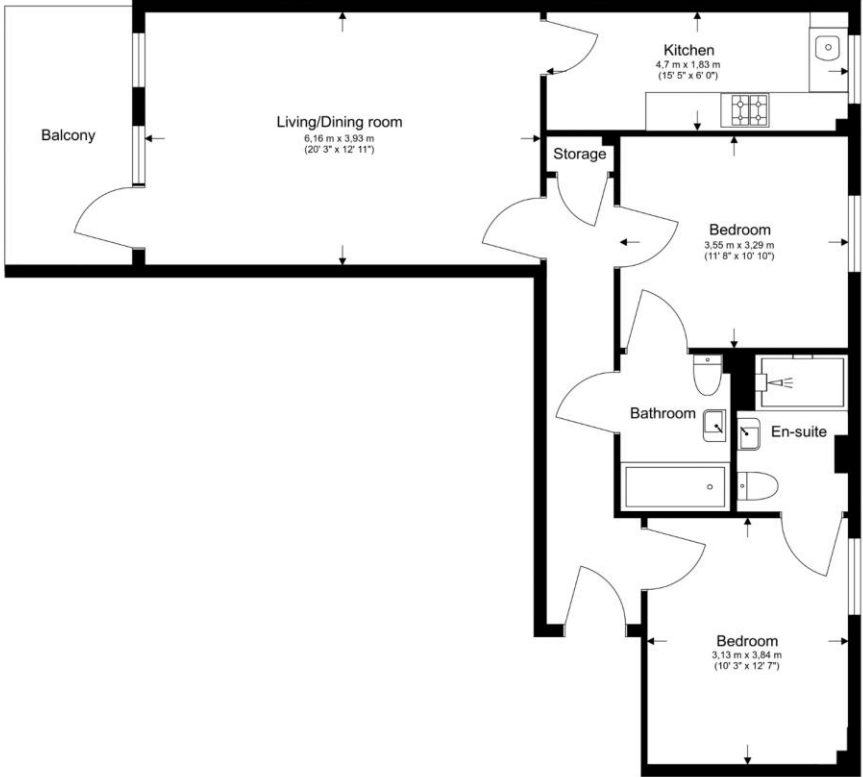




Property Features:

- Immaculate Two Bedroom Apartment
- Secure Gated Assigned Parking Space
- Two Bathrooms
- Third Floor (With Lift Access)
- 814 Square Feet (Approx)
- East And West Aspect With Private Balcony
- Residents Communal Gardens
- Colindale Tube Station (Northern Line + Night Tube)

Third Floor Total Gross Internal Area 75.6 Sq/m - 814 Sq/ft



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		
(81-91) B	86	86
(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.

Offers Over:	£475,000
Tenure:	Leasehold Expires 23/06/2265 Approximately 240 Years Remaining
Ground Rent:	£580.00 (per annum) For the year of 2024
Service Charge:	£1,828.50 (per annum) For the year of 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.1% Yield

Viewings:

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

Our reference: BEA230095

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