



# Thonrey Close, Colindale, NW9

Price Reduced to: £529,000



# Thonrey Close, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA230161

This second floor apartment spans an impressive 872 square feet (Approx.) and benefits from engineered wood flooring throughout, an open planned living room which is flooded with natural light offering far reaching eastern views and access to a private balcony overlooking the beautifully landscaped parkland. A stylish interior designed kitchen with fitted Siemens appliances, gloss cabinet doors with soft close, feature lighting and the added extra of a Silestone worktop. Bedroom one offers an en-suite (fully tiled & white shower tray with sliding shower door), fitted wardrobes and views over the parkland. Bedroom two sits on the west side and benefits from a ton of natural light and access to the private balcony with western views over the resident gardens. Further benefits include a fully tiled family bathroom with a bespoke designed vanity unit with mirrored door and feature halo lighting, underfloor heating throughout, colour video door entry system, a large utility room and no onward selling chain.

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:

- Modern Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- Circa. 872 Square Feet
- Dual Aspect (East & West)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

Total Gross Internal Area  
81.0 Sq/m - 872 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

## Terms & Conditions:

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

Price Reduced £529,000

to:

Tenure: Leasehold

Expires 31/12/3015

Approximately 991 Years Remaining

Ground Rent: £300.00 (per annum)

For the year 2025

Service Charge: £2986.34 approx. (per annum)

For the year 2025

Anticipated Rent: £2,200.00 pcm

Approx. 5.0% Yield

## Viewings:

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

Our reference: BEA230161

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