

Price Reduced to: £529,000





2 Bedroom (s)

RFF#: BFA230161

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.



















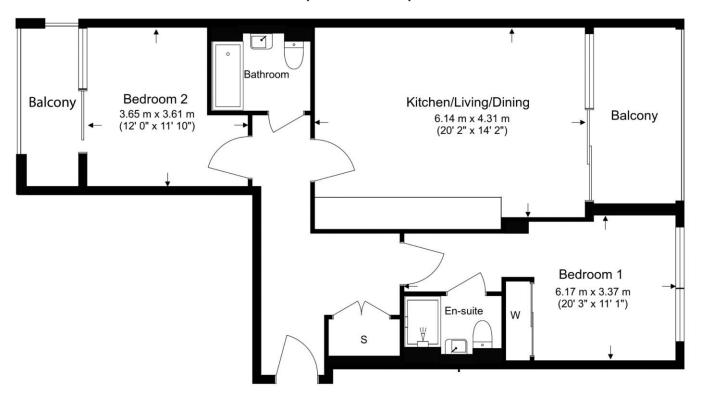


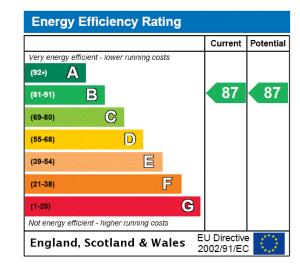
### **Property Features:**

- 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





Benham Reeves

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

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.







