



# Acklington Drive, Colindale, NW9

Asking Price: £375,000

 Benham  
& Reeves

# Acklington Drive, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240316

A well presented two bedroom, two bathroom apartment located on the third floor of this highly sought after modern development which enjoys fabulous far reaching panoramic views. This modern home offers plenty of light and is beautifully appointed throughout. Comprising a stylish reception/dining room with floor to ceiling windows and balcony with dining space. Integrated fitted kitchen including dishwasher. Two Double bedrooms with floor to ceiling windows and two bathroom's (1 en-suite). Additionally, there is double glazing, gas central heating, wood & tiled flooring, ample storage lift and video entry phone system.

The property is very conveniently located in between three train stations (Colindale, Mill Hill Broadway & Burnt Oak) providing excellent commuter links only 0.5 miles away. Close proximity to multiple bus stops and local amenities. There are also some excellent schools and colleges in the area, including Blessed Dominic Catholic Primary, The Orion, Goldbeaters Primary, Woodcroft Primary, St James Catholic High School and Hasmonian High School. Barnet Burnt Oak Leisure Centre is also within walking distance.



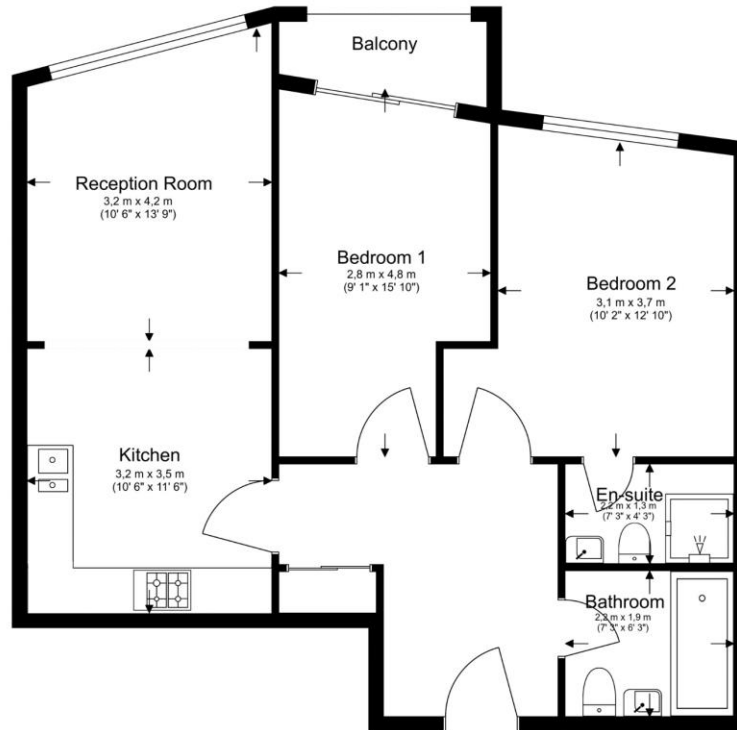


## Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- Private Balcony
- 738 Square Feet (Approx)
- Third Floor
- Allocated Parking Bay
- Colindale & Burnt Oak Underground Stations



Total Gross Internal Area  
68.6 Sq/m - 738 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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
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.

Asking Price:	£375,000
Tenure:	Leasehold Expires 31/12/2260 Approximately 236 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024
Service Charge:	£2,321.88 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: BEA240316

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://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 its 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.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

