



Guardian Avenue, London, NW9

Price Reduced to: £525,000

Benham
& Reeves

Guardian Avenue, London, NW9

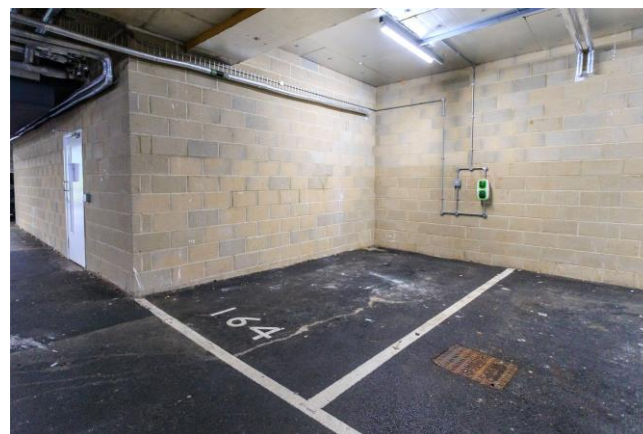
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240150

Made up of circa. 950 square feet is this well presented three bedroom, two bathroom, second floor apartment. The apartment offers bright accommodation throughout with its triple facing aspect. Featuring a closed off kitchen with integrated appliances and stylish tiling, spacious carpeted living room with access to a large private balcony overlooking the beautifully landscaped courtyard, three double bedrooms with bedroom one and two having direct access to bathrooms and offering ample 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.)

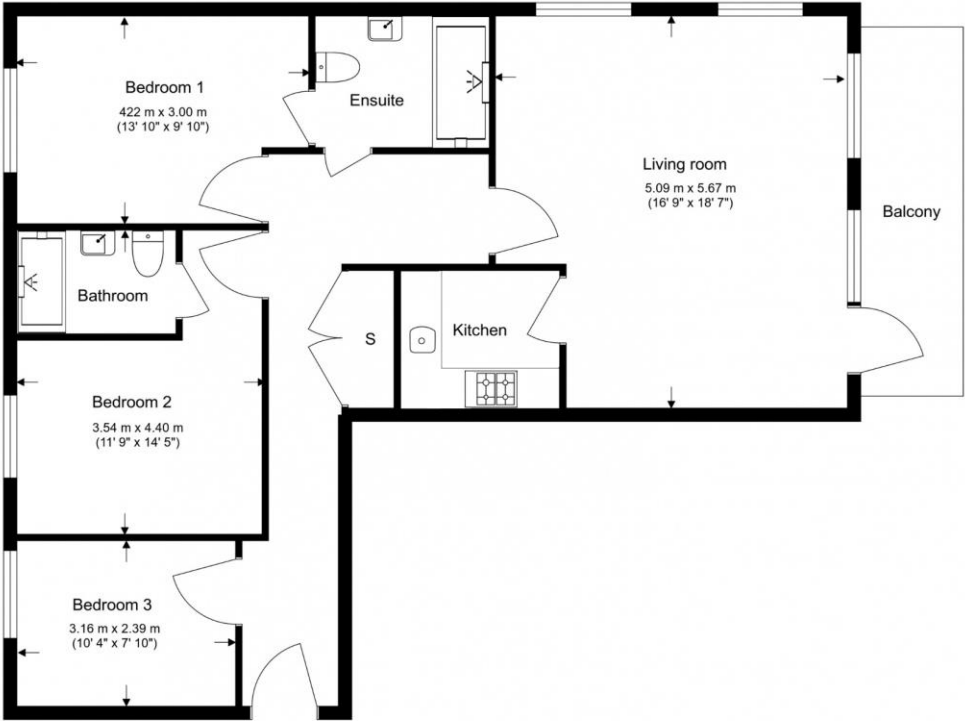




Property Features:

- Three Bedroom Apartment
- 950 Square Feet (Approx.)
- Two Bathrooms
- Second Floor
- Private East Facing Balcony
- Secure Allocated Parking Bay
- Colindale Tube Station (Northern Line)
- Chain Free

Total Gross Internal Area
88.3 Sq/m - 950 Sq/ft



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	

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.

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Tenure: Leasehold
Expires 23/06/2265
Approximately 240 Years Remaining

Ground Rent: £580.74 (per annum)
For the year of 2024

Service Charge: £1,898.67 approx. (per annum)
For the year of 2024

Anticipated Rent: £2,100.00 pcm
Approx. 4.8% Yield

Viewings:

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

Our reference: BEA240150

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