



Thonrey Close, Colindale, NW9

Asking Price: £800,000

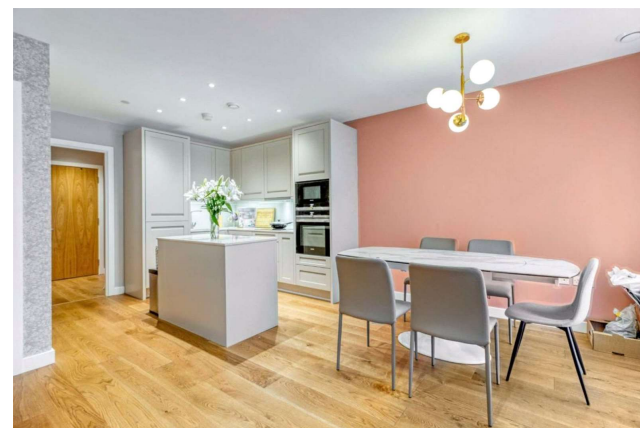
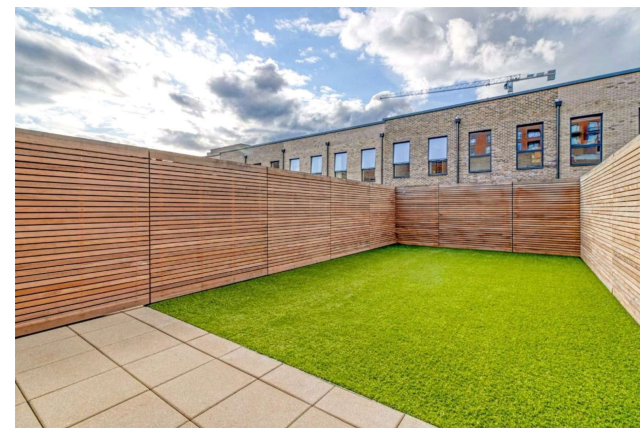


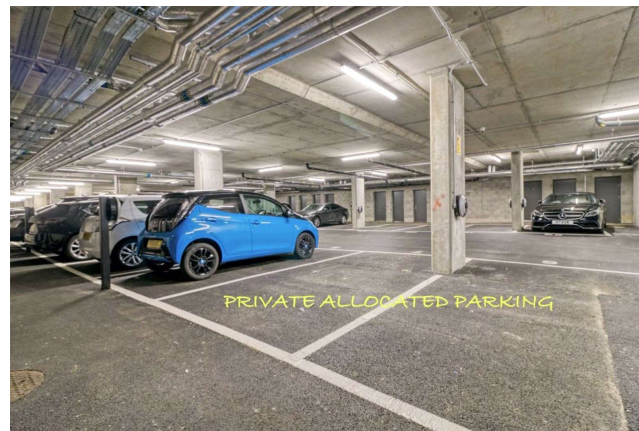
Thonrey Close, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious three bedroom townhouse in the highly desirable Colindale Gardens made up of a generous circa. 1293 square foot. This immaculate home boasts a front terrace with leads into the kitchen diner boasting integrated Siemens appliances, Silestone worktops and a freestanding island. Also on the ground floor is a guest W/C, utility room and access to the allocated parking bay. The first floor consists of a reception room with direct access to the well sized, west facing garden. Furthermore there is a double bedroom and a stylish family bathroom with porcelain wall and floor tiles, bespoke designed vanity unit with mirrored door and feature halo lighting. The top floor is made up of two double bedrooms with the main bedroom having the added luxury of ample storage and ensuite shower room. Further benefits include engineered wood flooring throughout, colour video door entry system and access to residents-only gym, sauna and steam room

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.

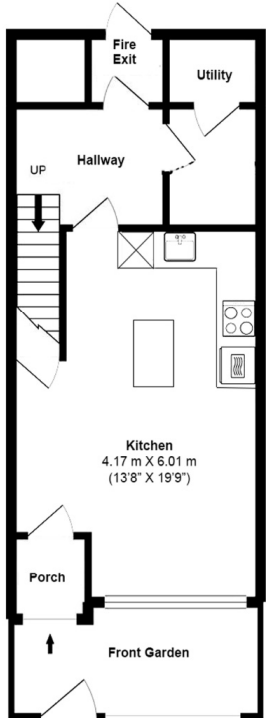




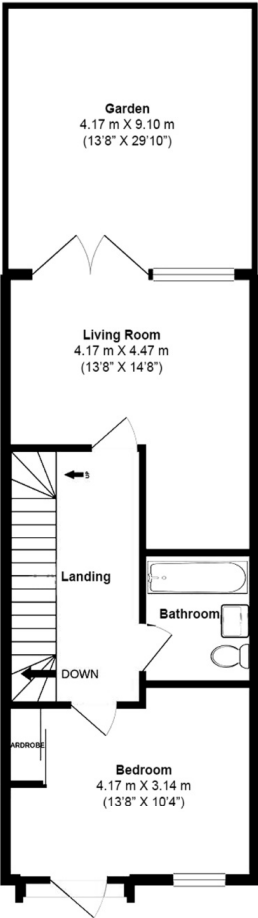
Property Features:

- Luxurious Three Bedroom Townhouse
- 1293 Square Feet (Approx)
- Two Bathrooms
- West Facing Garden
- Allocated Parking Bay
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

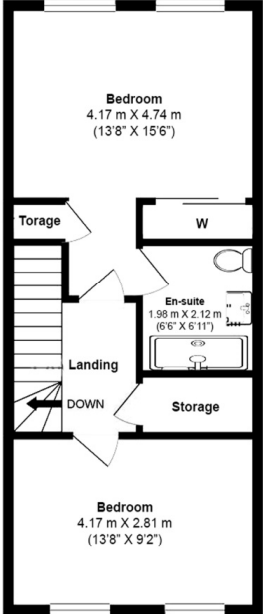
Total Gross Internal Area
120.2 Sq/m - 1,293 Sq/ft



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(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

Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	Included in the Service Charge
Service Charge:	£3,000.00 (per annum) 2024

Viewings:

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

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