Hamptons
INTERNATIONAL



Plot W1.02.03 Colindale Gardens, London, NW9

3 2 1

£650,000
(£642,000)

Property details



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Key features

- **Fitted Kitchen with Siemens appliar**
- **Bathroom and Ensuite with Porcela**
- **Underfloor heating and flooring thr**
- **Fitted wardrobe with sliding doors**
- **Landscaped gardens**
- **Lift to all floors**
- **Concierge service**
- **Access to residents-only gym with s**
- **2 year Redrow warranty and 10 yea**
- **Large Terrace with paving and exte**

Attributes

- **Apartment**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

VIEW THE DEVELOPMENT: THE ACRES AT COLINDALE GARDENS. With 952sq.ft of living space, this fabulous 3-Bedroom, 2-Bathroom second floor apartment offers a large terrace with access from the living area and views of the development's courtyard. Other features include a fitted kitchen with Siemens appliances, fully tiled Bathroom & Ensuite, flooring and underfloor heating throughout.The Acres at Colindale Gardens is a unique development in the heart of North West London, consisting of 1, 2 & 3 Bedroom apartments and are fitted with a superior specification.Colindale Gardens is a vibrant new community in North West London set within 9 acres of landscaped green space. The development is conveniently located just a short walk from the Northern Line tube station, with access to Kings Cross in just 22 minutes, and Central London in less than half-an-hour.It also benefits from a range of residents’ facilities and amenities, including: 24 hour concierge service, residents-only gym, sauna and steam room, a community room, a planned new primary school, shops, Cafes and restaurants and a 4 acre park.Whatever stage of life you’re at, you will find a home at Colindale Gardens, whether it’s your first step on the property ladder, a home for your family, or when you want to downsize to a more convenient way of living.Specification:- Interior designed fitted kitchen with Matt cabinet doors with soft close handle-less design and under cupboard lighting. Slimline laminate worktop. Full laminated splashback. 1 ½ bowl inset sink with chrome mixer tap. Siemens appliances: oven, microwave, four zone induction hob. Integrated dishwasher. Integrated hood. Integrated fridge freezer. Free standing washer-dryer located in utility cupboard*. Recycling bin.- Bathroom/Ensuite: Porcelanosa wall and floor tiles. Mirrored vanity wall unit. White sanitaryware to include semi recessed countertop wash basin, wall mounted wc with concealed cistern and dual flush button, bath with thermostatic controlled shower head (to bathrooms). White shower tray with sliding shower door with fixed shower head and handheld shower (to ensuites). Shaver socket concealed in cabinet. Polished chrome electric heated towel rail.- Fitted wardrobe with sliding doors, single shelf and hanging rail to bedroom 1.- Electrics: Brushed stainless steel sockets, and white sockets in utility cupboard. LED downlights to hallway, kitchen/living/dining area and bathrooms. Pendant lighting to all bedrooms. Wiring for digital TV and wiring only for SkyQ HD and Virgin TV to living area and bedroom 1.- Colour video door entry system. Fob entry system to apartment block.- Underfloor heating throughout.- Flooring: Amtico spacia flooring to kitchen/living/dining areas and hallway. Carpets to bedrooms.- Landscaped gardens.- Lift to all floors.- Concierge service centrally located at Colindale Gardens.- Access to residents-only gym, sauna, and steam room located adjacent to the Concierge.- 2 year Redrow warranty. 10 year LABC building warranty.- Parking available at additional cost.- Balcony or terrace area to all apartments with paving and external lighting.Leasehold term: 999 years from January 2017.Service Charge: £3.50psf.Heating standing charge: £415.85 p/a.Parking on selected 2 & 3 bed plots: £20,000 + £359 p/a.Council Tax: Awaiting.EPC: Awaiting.To arrange a viewing or for further information, please contact Hamptons Stanmore New Homes on 0208 954 8626.The images you see may not be indicative of this property. They could be CGI's of the Development or alternatively a previous development by the same Developer.SituationColindale 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. 22 minutes by train to King's Cross St Pancras, and less than half an hour to Central London.Close to major road routes: M1, M25, A41, A406 (North Circular), A5 Edgware Road.It also benefits from a range of residents’ facilities on site. There are numerous playing fields and sports venues nearby, including Barnet Copthall Leisure Centre (three swimming pools, a 100 station gym, and a large sports stadium; 2 miles), Hendon Golf Course and Sunny Hill Park.Brent Cross shopping centre (2.5 miles drive or 2 stops by underground) is home to 120 shops. There are also local supermarkets include a Tesco Metro and Sainsbury’s Local, an Asda superstore (0.7 miles) and Morrisons (0.6 miles). Property Ref Number: HAM-65199







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Floor plan

TYPE C1-118

Three Bedroom Apartment

£642,000

3 bedroom home

951 sq ft



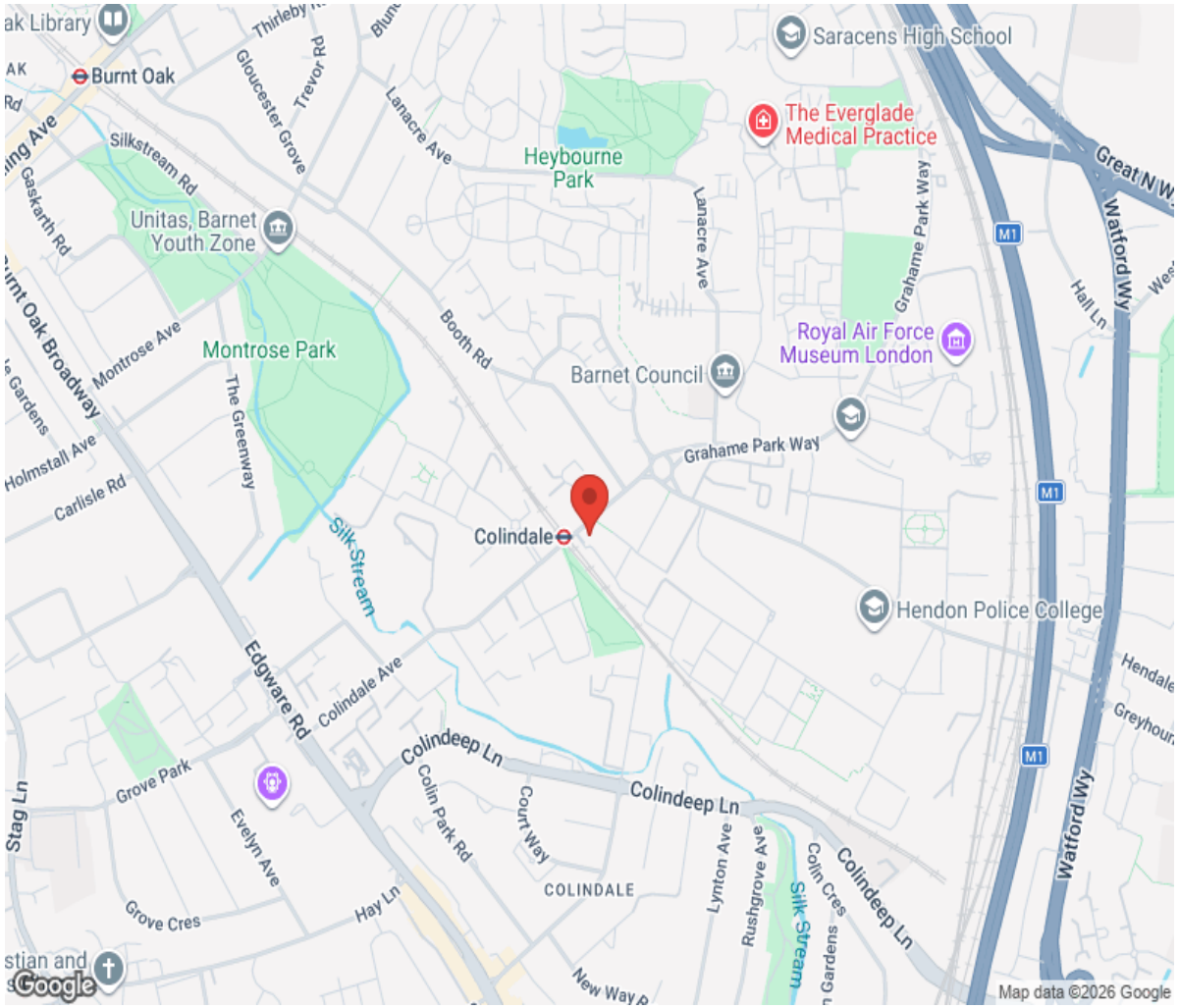
Living/Kitchen/Dining	19' 11" x 15' 0"	6.02 m x 4.52 m
Bedroom 1	19' 11" x 11' 4"	6.02 m x 3.39 m
Bedroom 2	19' 11" x 9' 6"	6.02 m x 2.84 m
Bedroom 3	11' 3" x 7' 4"	3.37 m x 2.17 m
Bathroom	7' 3" x 6' 7"	2.15 m x 1.95 m
Suite	7' 3" x 4' 11"	2.15 m x 1.45 m

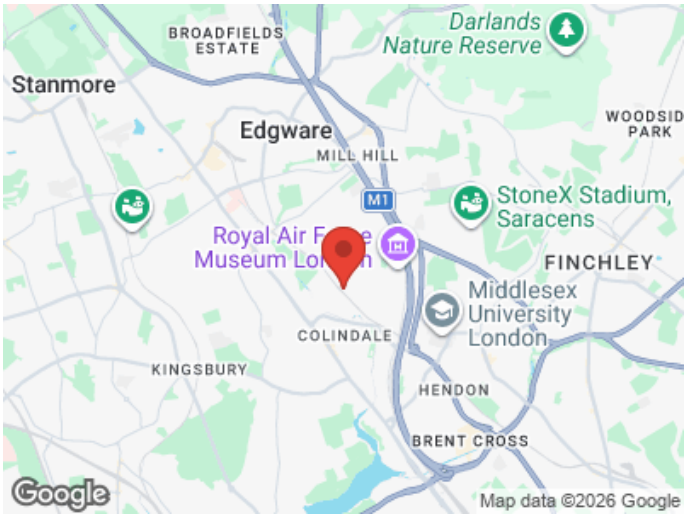
compare

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Location





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