



The Hyde, Colindale, NW9

£265,000 *Leasehold*

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This charming two-bedroom leasehold ground floor flat in the heart of NW9 offers a fantastic opportunity for those seeking a well-connected home in the vibrant Colindale community. The property features a bright and practical layout, including a spacious reception room and two well-proportioned bedrooms, further benefiting from a rare and highly convenient dedicated outside storage unit.

KEY FEATURES

- Rare Dedicated Outside Storage
- Effortless Ground Floor Accessibility
- Rapid Commuter Connectivity
- Quiet Residential Setting in a Growth Hotspot
- Chain-Free Potential & Investment Appeal



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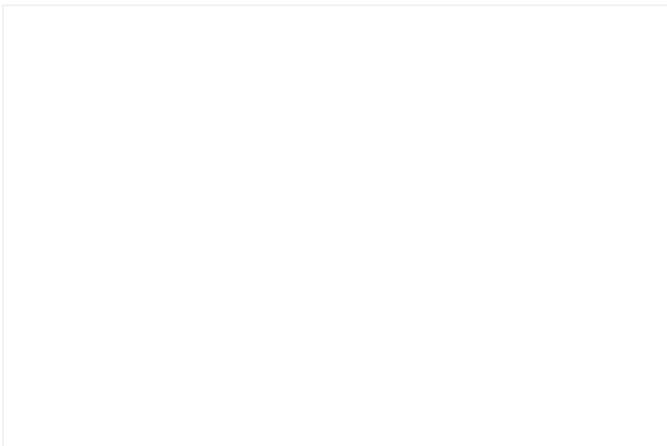
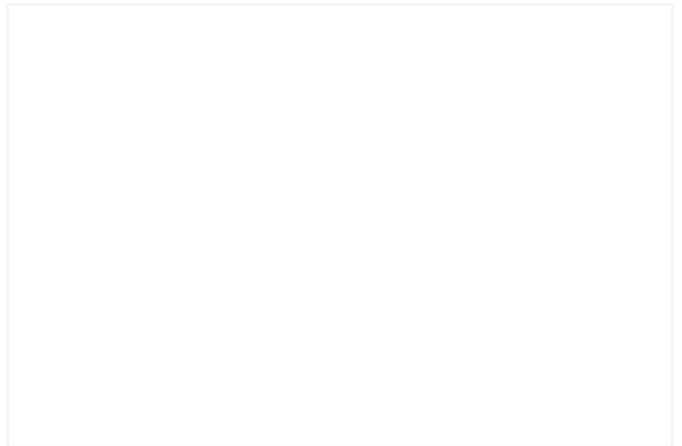
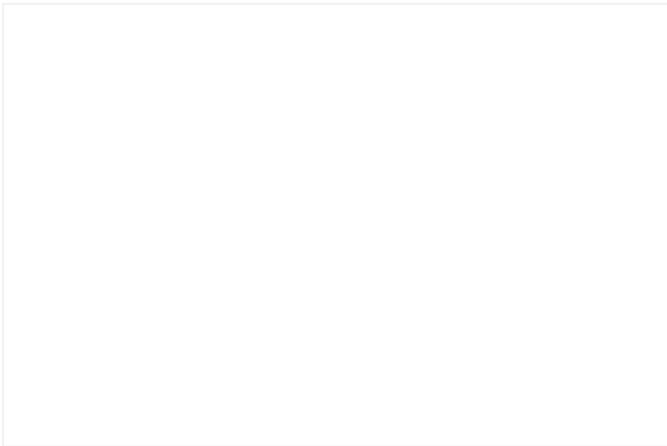


Perfectly situated for the modern commuter, the flat is approximately a 12-minute walk from Colindale Underground Station (Northern Line), providing direct access into King's Cross in around 22 minutes and the City or West End in under 30 minutes.

Residents will enjoy being part of a thriving local neighbourhood, with the famous Bang Bang Oriental Foodhall nearby and a wealth of local supermarkets and green spaces like Rushgrove Park within easy reach.

Combining the ease of ground-floor living with exceptional transport links and a rich array of local amenities, this property is an ideal choice for first-time buyers and investors alike.





MATERIAL INFO

Tenure: Leasehold

Term: Approx 82 year and 0 months

Service Charge: Approx £989 per annum

Ground Rent: Approx £10 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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