



Bree Court, Colindale, London, NW9

£315,000 *Leasehold*

Occupying a prime position on the upper floors of this sought-after purpose-built development, this impressively bright and spacious one-bedroom apartment offers a sophisticated urban retreat with the rare benefit of a private garage and a long lease. The heart of the home is a generous 17ft reception room, bathed in natural light and providing seamless access to a private balcony with elevated views—perfect for evening relaxation or a morning coffee.



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KEY FEATURES

- Spacious One-Bedroom Upper Floor Apartment
- Private Balcony with Elevated Views
- Secure Private Garage Included
- Long Lease & Lift Access
- Expansive 17ft Reception Room
- Separate Modern Kitchen & Ample Storage



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The accommodation is thoughtfully arranged with a separate, modern kitchen featuring sleek cabinetry and ample workspace, a well-proportioned double bedroom with extensive fitted wardrobes, and a contemporary bathroom suite. Residents enjoy the convenience of lift access and beautifully maintained communal areas, while the inclusion of a secure garage provides invaluable storage or parking in this popular NW9 location. Perfectly positioned for the modern commuter, the property is just a short stroll from Colindale Underground Station (Northern Line), offering a direct and efficient journey to the City and Bank in approximately 30 minutes, making it an exceptional opportunity for first-time buyers and savvy investors alike.





MATERIAL INFO

Tenure: Leasehold

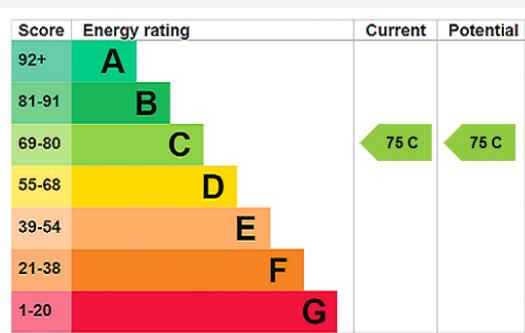
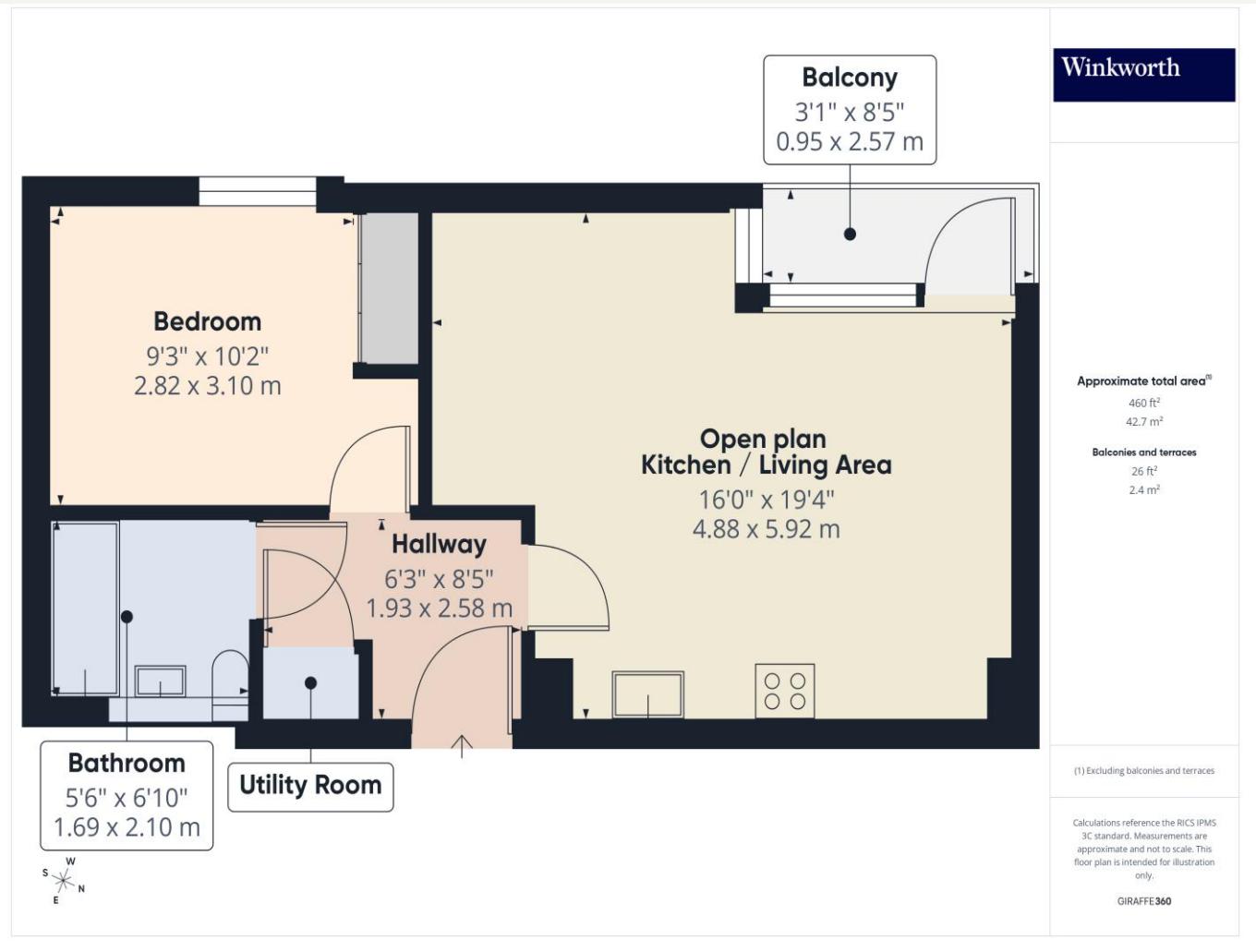
Term: Approx 135 year and 0 months

Service Charge: Approx £3300 per annum

Ground Rent: Approx £250 Annually (subject to increase)

Council Tax Band: Brent

EPC rating: 75C



For more information, scan the QR code or visit the link below

QR
CODE
COMING
SOON

<https://www.winkworth.co.uk/sale/property/HEN240023>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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