



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.

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



Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...



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

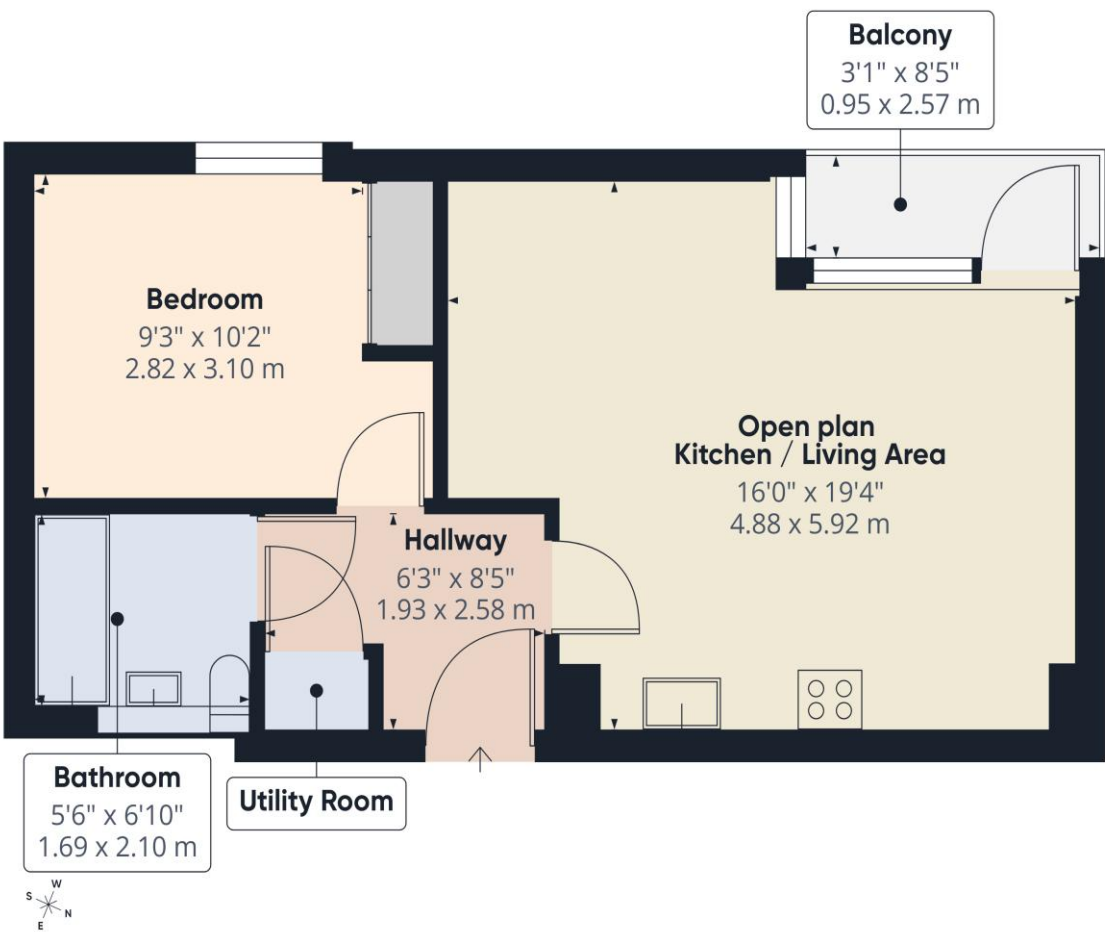
Term: Approx 135 year and 0 months

Service Charge: Approx £3300 per annum

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

Council Tax Band: Brent

EPC rating: 75C



Approximate total area⁽¹⁾
460 ft²
42.7 m²

Balconies and terraces
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<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.

Hendon

020 8202 1031 | hendon@winkworth.co.uk



for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.