



Coxwell Boulevard, London, NW9

£500,000 *Leasehold*

3  2  2 

Arranged over two well-proportioned floors, this impressive split-level apartment offers exceptionally versatile accommodation with excellent space for modern family living. The ground floor opens via the main entrance into a welcoming reception room, with a separate kitchen, useful utility room, W/C and ample storage providing both practicality and convenience. Upstairs, the accommodation is particularly flexible, offering three/four bedrooms, with the principal bedroom benefiting from a stylish en-suite and direct access to its own private balcony. A further living room/bedroom provides access to the generous rear terrace, which has been finished with AstroTurf and leads directly onto the communal gardens, creating an appealing extension of the living space. Two bathrooms in total, including the principal en-suite, further complement the well-balanced accommodation.

KEY FEATURES

- SPLIT-LEVEL APARTMENT
- PRIVATE BALCONY & TERRACE
- THREE/FOUR BEDROOMS
- MODERN KITCHEN
- UTILITY ROOM & AMPLE STORAGE
- ALLOCATED PARKING
- COMMUNAL GARDENS



Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...



Coxwell Boulevard is ideally positioned within this increasingly popular part of Colindale, offering excellent access to a wide selection of local amenities, shops, cafés and everyday conveniences. Transport connections are particularly well served, with Colindale Underground Station on the Northern Line providing convenient access towards central London, whilst Mill Hill Broadway offers Thameslink services for wider commuter connections. Families are well catered for with a number of established schools nearby, including Blessed Dominic Catholic Primary School, The Orion Primary School, St James' Catholic High School and Saracens High School. Blessed Dominic Catholic Primary School Saracens High School The area also benefits from an excellent selection of green open spaces, including Colindale Park and Montrose Park, providing attractive places for walking, recreation and enjoying the outdoors, whilst the wider Colindale area continues to benefit from significant investment and regeneration.





MATERIAL INFO

Tenure: Leasehold

Term: 988 year and 1 months

Service Charge: £2000 per annum

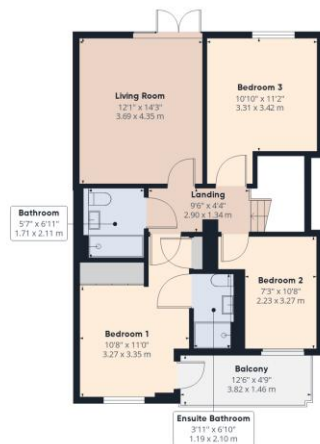
Ground Rent: £400 Annually (subject to increase)

Council Tax Band: E

EPC rating: B



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1102 ft²
102.4 m²

Balconies and terraces

58 ft²
5.4 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

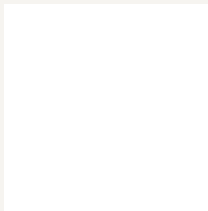
Below 5 ft/1.5 m

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	88 B	88 B
69-80	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/KBS260361>

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

Winkworth

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.