



Winkworth

for every step...

Damsel Walk, Colindale, NW9

£450,000 Leasehold

Located in the heart of the vibrant NW9 community, this contemporary upper-floor apartment offers a sophisticated urban lifestyle with far-reaching views. The property is exceptionally well-presented and features two generous double bedrooms and two modern bathrooms, including a sleek en-suite to the master. The heart of the home is a bright, open-plan living space that flows effortlessly onto a private balcony, providing a perfect outdoor retreat for relaxation or entertaining. Practicality is a key highlight of



KEY FEATURES

- Chain-Free Move
- Bright & Airy (Upper Floors)
- Lift Accessible
- Secure Underground parking
- Long Lease Security
- Two Double Bedrooms (En Suite to master bedroom)



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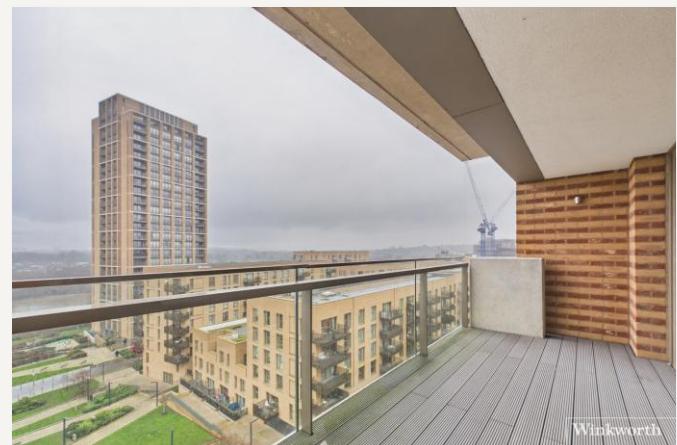
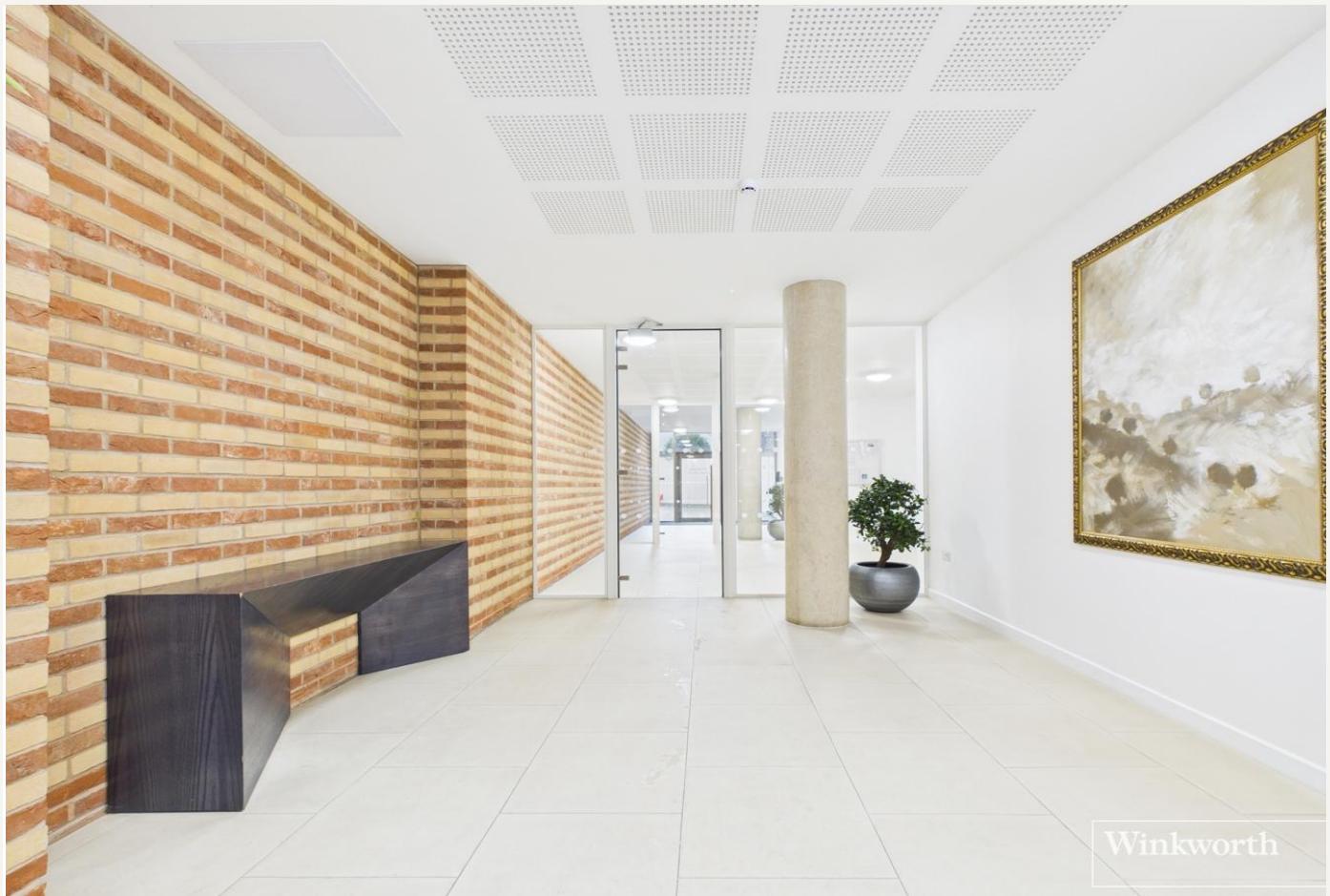
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this residence, which benefits from a long lease and is offered to the market chain-free for a seamless purchase. Residents enjoy the convenience of a lift serving all floors and the rare advantage of secure underground parking. The local area is renowned for its welcoming community and exceptional amenities. You are perfectly positioned to enjoy the diverse culinary scene at Bang Bang Oriental Foodhall and the extensive shopping options at nearby retail parks. For nature enthusiasts, the scenic Welsh Harp Reservoir and Fryent Country Park offer vast green spaces just a short distance away. Commuting is effortless, with Colindale Underground Station situated less than a ten-minute walk from the front door. Operating on the Northern Line, the station provides direct access to Central London, with King's Cross reachable in approximately 22 minutes and the City or West End in roughly 30 minutes. This property represents an outstanding opportunity for first-time buyers or investors looking for a high-quality home in one of North London's most rapidly developing hubs.





MATERIAL INFO

Tenure: Leasehold

Term: Approx 148 years

Service Charge: Approx £3600 per annum

Ground Rent: Approx £400 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

Approximate total area⁽¹⁾754 ft²70 m²

Balconies and terraces

84 ft²7.8 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

QR
CODE
SOON
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<https://www.winkworth.co.uk/sale/property/HEN260051>

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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