



Guardian Avenue, Colindale, NW9

£400,000 *Leasehold*

Set within the well-regarded Times Court development on Guardian Avenue, this beautifully presented two-bedroom, two-bathroom apartment offers a sophisticated blend of contemporary living and everyday practicality in the heart of NW9. The property is approached via a welcoming entrance hallway which leads into a thoughtfully arranged interior, designed to maximise both space and comfort.



KEY FEATURES

- Two Double Bedrooms
- Two Modern Bathrooms
- Jack-and-Jill En-Suite
- Bright Reception Room
- Private Balcony
- Modern Kitchen



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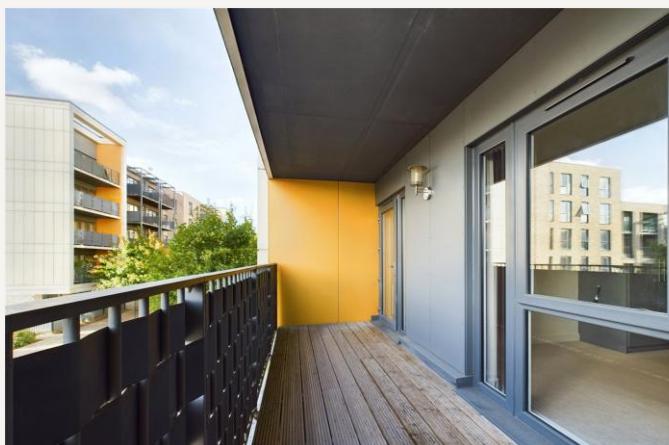
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Both bedrooms are generous doubles and benefit from their own bathroom facilities, making the apartment particularly well suited to professionals, sharers or those seeking flexible living arrangements. The principal bedroom enjoys a well-appointed en-suite bathroom with Jack-and-Jill access from both the bedroom and the hallway, providing an elegant balance of privacy and convenience. The reception room is light-filled and inviting, offering ample space for relaxing and dining, and opens directly onto a private balcony which provides a pleasant extension of the living space. The adjoining kitchen is neatly arranged and well suited to both everyday use and entertaining. Further benefits include an allocated parking bay, offering valuable convenience within this increasingly popular location.





MATERIAL INFO

Tenure: Leasehold

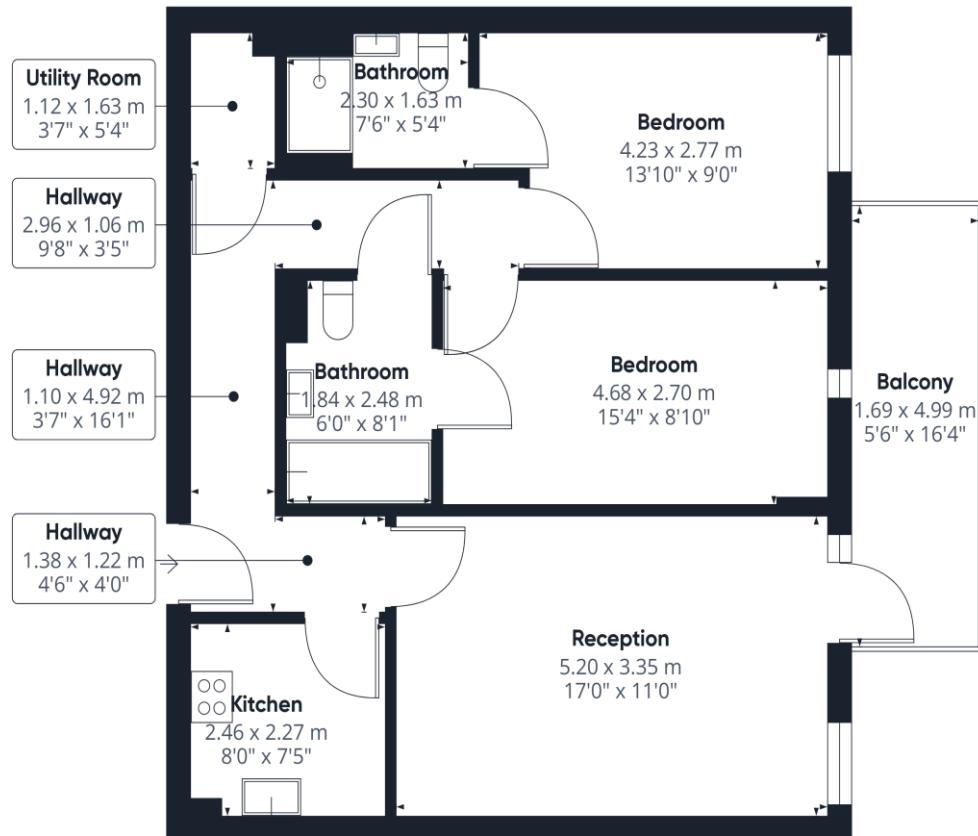
Term: Approx 239 year and 5 months

Service Charge: Approx £2600 per annum

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

Council Tax Band: Band D

EPC rating: B

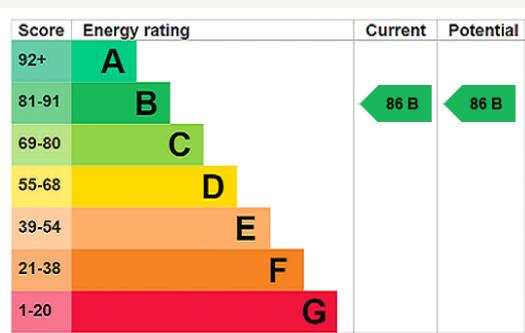


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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