



## Guardian Avenue, Colindale, NW9

£400,000 *Leasehold*

2  1  2 

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



Hendon

020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

**Winkworth**

for every step...





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

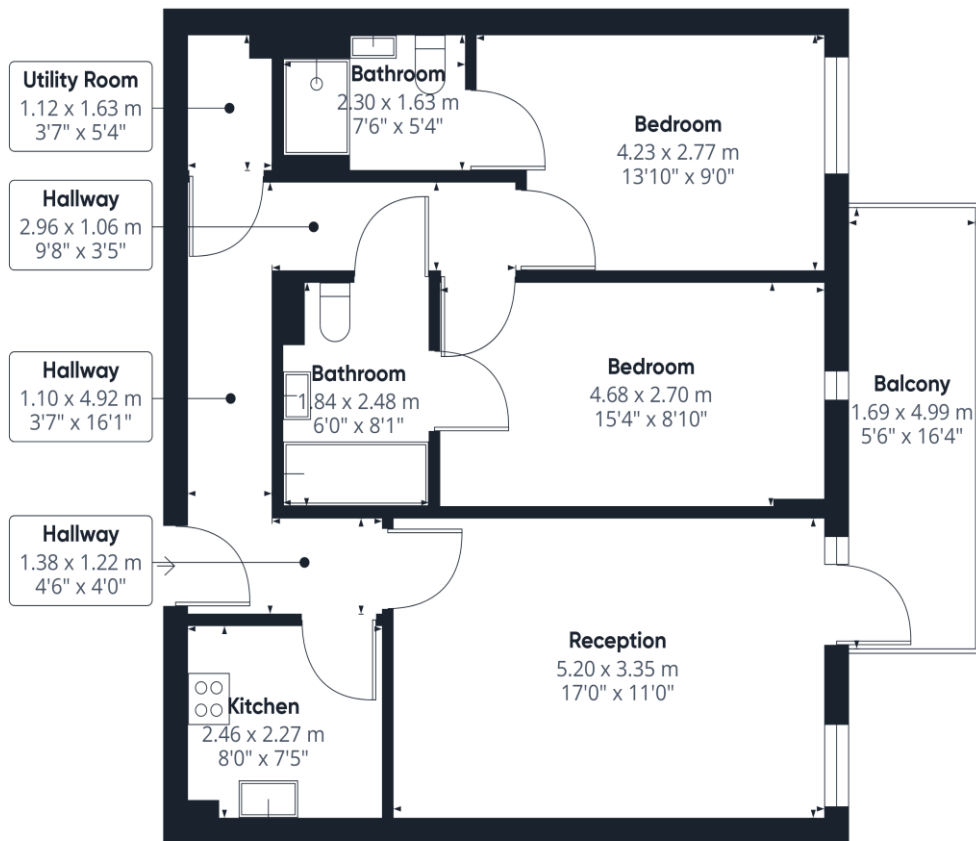
**Term:** Approx 239 year and 5 months

**Service Charge:** Approx £2600 per annum

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

**Council Tax Band:** Band D

**EPC rating:** B



Approximate total area<sup>(1)</sup>

66.47 m<sup>2</sup>  
715.46 ft<sup>2</sup>

Balconies and terraces

8.39 m<sup>2</sup>  
90.31 ft<sup>2</sup>

(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.

GIRAFFE360

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		

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

QR  
CODE  
COMING  
SOON

<https://www.winkworth.co.uk/sale/property/HEN260048>

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](mailto: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.