



Winkworth
for every step...

Hoy Close, Colindale, NW9

£385,000 *Leasehold*



This impeccably presented one-bedroom apartment is situated on a high floor of the prestigious Kew Court, offering a sophisticated urban retreat with the benefit of a passenger lift and the security of a very long lease. The property has been finished to an exceptional standard, featuring a bright and airy open-plan living area that flows seamlessly onto a private balcony where you can enjoy elevated views and fresh air. The contemporary kitchen is equipped with sleek,

KEY FEATURES

- Brand New Condition
- Very Long Lease
- Allocated Secure Parking
- Bright & Airy Apartment
- Unobstructed View
- Private Balcony & Upper Floor with Lift



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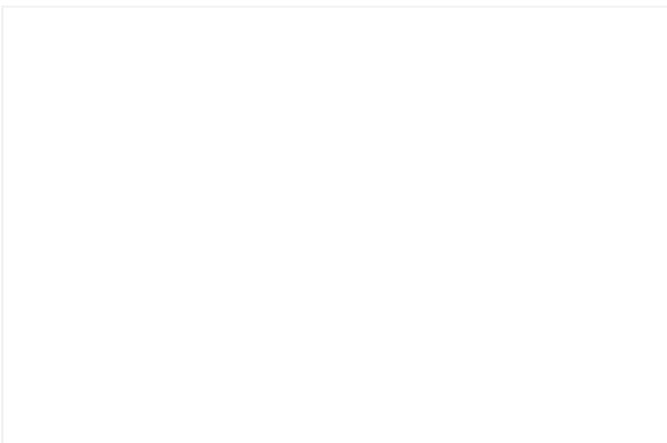
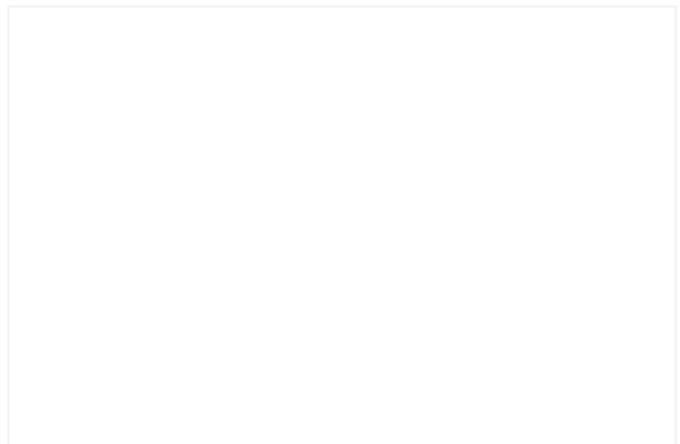
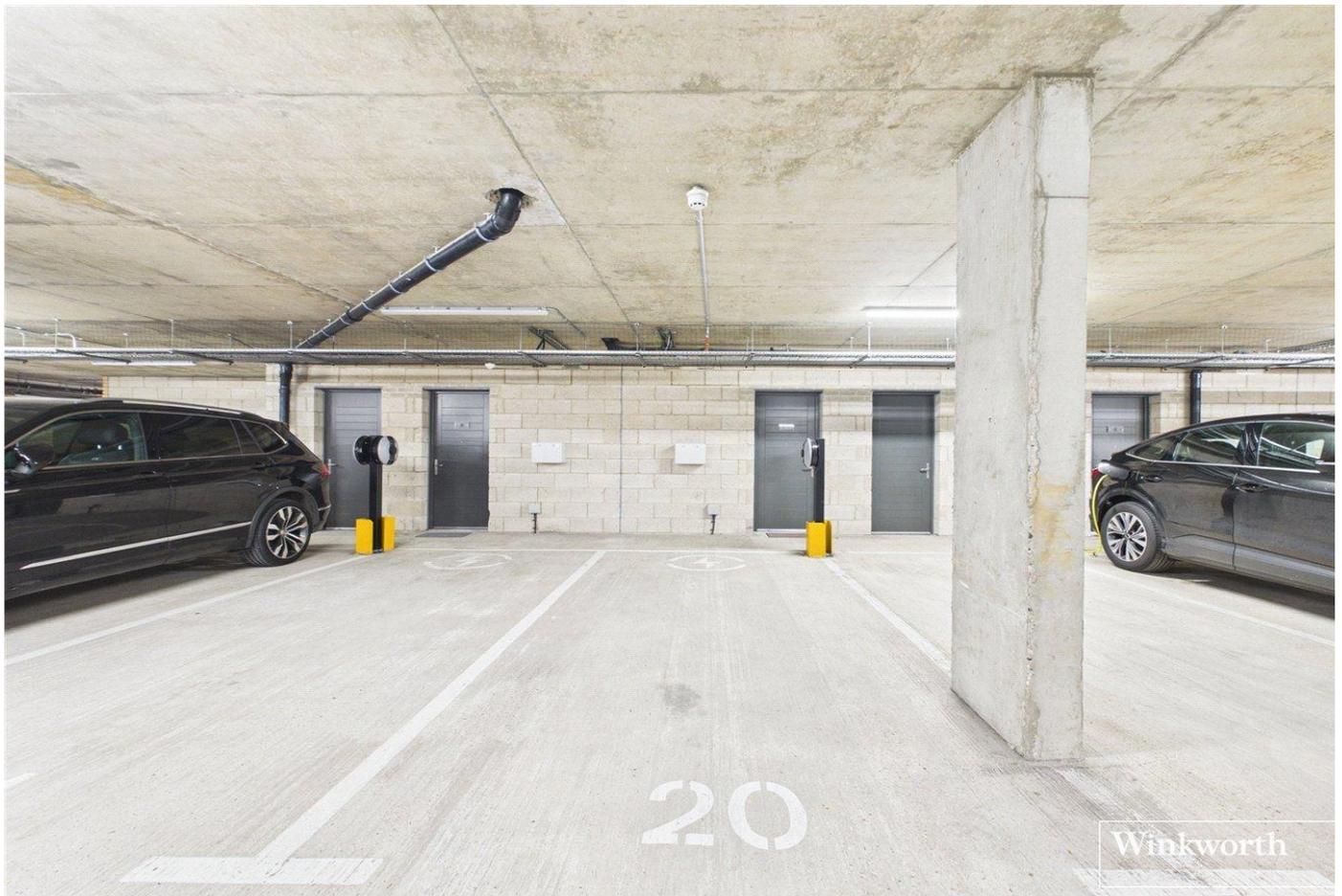
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high-specification integrated appliances, while the generously sized double bedroom provides a tranquil space for relaxation. With its brand-new condition and thoughtful layout, this flat is an ideal choice for a professional seeking a turn-key home or a savvy investor looking for a high-quality asset in a growing London hub. The local community in Colindale is a thriving and multicultural neighbourhood that perfectly balances urban energy with peaceful green spaces. Residents are just moments away from the renowned Bang Bang Oriental Foodhall, the UK's largest Asian food court, alongside a diverse array of local cafes, bars, and restaurants within the nearby Beaufort Park. For daily essentials, a variety of supermarkets including Sainsbury's, ASDA, and Aldi are all within easy reach, while Brent Cross Shopping Centre is just a short trip away for more extensive retail therapy. Those who enjoy the outdoors will appreciate the proximity to Montrose Playing Fields and Silkstream Park, which offer beautiful walking paths and sports facilities right on your doorstep.



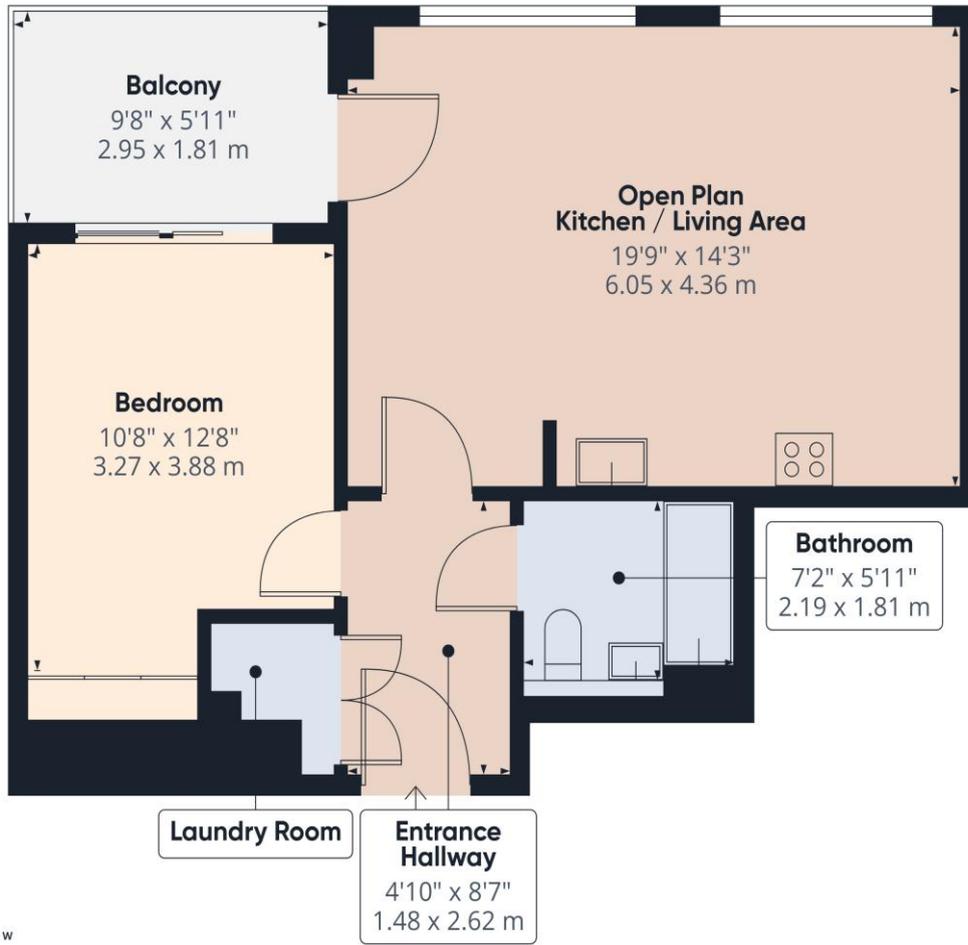


MATERIAL INFO

- Tenure:** Leasehold
- Term:** Approx 990 year and 0 months
- Service Charge:** Approx £2600 per annum
- Ground Rent:** Approx £200 Annually (subject to increase)
- Council Tax Band:** C
- EPC rating:** B



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Approximate total area⁽¹⁾

561 ft²
52.1 m²

Balconies and terraces

57 ft²
5.3 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	85 B	85 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

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<https://www.winkworth.co.uk/sale/property/HEN260039>

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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