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for every step...

## Coxwell Boulevard, Colindale, NW9

£475,000 *Leasehold*



This impressive home boasts a bright and generously sized open-plan living and dining area, which opens onto a desirable private balcony—perfect for morning coffee or unwinding in the evening. The property features two well-proportioned double bedrooms, including a principal suite complete with its own stylish en-suite bathroom, alongside a separate modern family bathroom.

### KEY FEATURES

- Lift Access & Secure Parking
- Communal Gardens
- Very Long Lease
- Private Balcony
- Bright & Airy
- Turnkey



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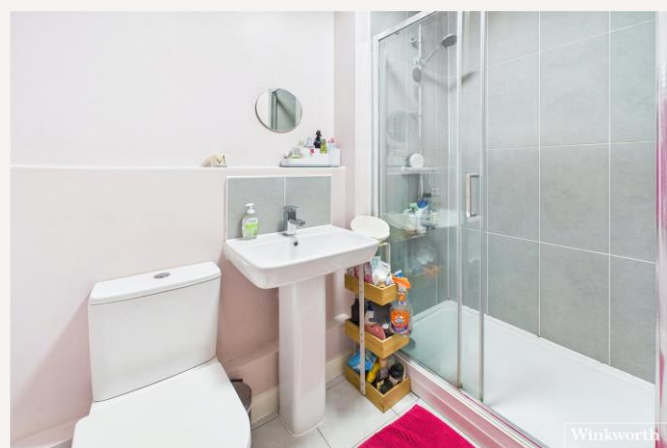
Situated within a well-maintained purpose-built block, residents benefit from a lift serving all floors, secure residents' parking, and access to beautifully kept communal gardens. A standout advantage is the exceptionally long lease, offering valuable peace of mind and long-term security for the next owner. Located in Colindale, the property enjoys excellent transport connectivity. Colindale Underground Station (Northern Line) is nearby, offering direct access to Bank in approximately 30 minutes and Camden Town in under 20 minutes—making commuting simple and convenient. Colindale itself is a thriving and diverse neighbourhood with an excellent range of amenities. Local highlights include the renowned Bang Bang Oriental Foodhall, the historic RAF Museum, and green open spaces such as Colindale Park and Montrose Playing Fields. Residents also enjoy convenient access to supermarkets, shops, and well-regarded schools, contributing to a well-balanced, community-driven lifestyle.



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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** Approx 989 year and 0 months

**Service Charge:** Approx £2000 per annum

**Ground Rent:** Approx £350 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** B



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

1048 ft<sup>2</sup>  
97.2 m<sup>2</sup>

**Balconies and terraces**  
72 ft<sup>2</sup>  
6.7 m<sup>2</sup>

(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             | 87 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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<https://www.winkworth.co.uk/sale/property/HEN250187>

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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