



Javelin House, Colindale, NW9

£640,000 *Leasehold*

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Discover contemporary London living in this superb, high-specification three-bedroom, two-bathroom apartment, perfectly positioned in the sought-after Colindale area (NW9 4EP). Located on the fifth floor of a desirable modern development with the convenience of a lift, this property is ideal for professionals, a growing family, or those seeking a fantastic investment with a very long lease offering peace of mind.

KEY FEATURES

- High Specification Finish
- Fifth Floor with lift
- Bright & Airy
- Two Balconies
- Very Long Lease
- Secure Parking Space
- Communal Gardens & Concierge



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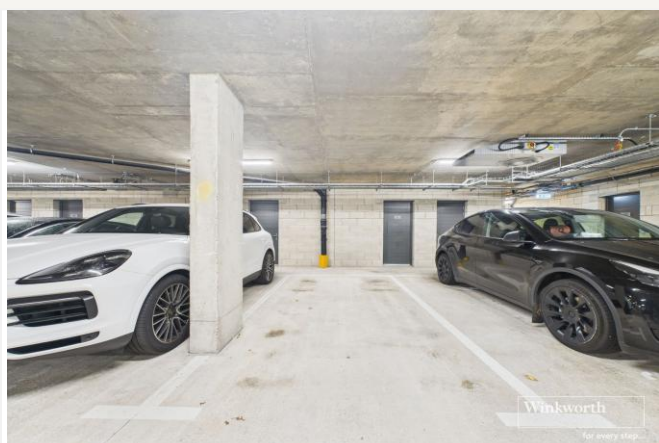
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The apartment is finished to a high standard throughout, meaning you can unpack and start enjoying your new home immediately. It features three spacious bedrooms, including a master with a sleek, modern en-suite bathroom, in addition to the main family bathroom. Outside, you can enjoy your morning coffee or evening drinks on the private balcony (two balconies), and the property further benefits from one invaluable secured residents' parking space. Colindale is a thriving Northwest London hub known for its community spirit and superb connectivity. The property is ideally located for easy access to Colindale Underground Station (Northern Line, Zone 4). From here, you can be in Central London, including King's Cross/St Pancras and Moorgate for The City, in approximately 20-30 minutes. The area offers a lively community with local amenities, shopping facilities, and popular spots like the Bang Bang Oriental Foodhall.





MATERIAL INFO

Tenure: Leasehold

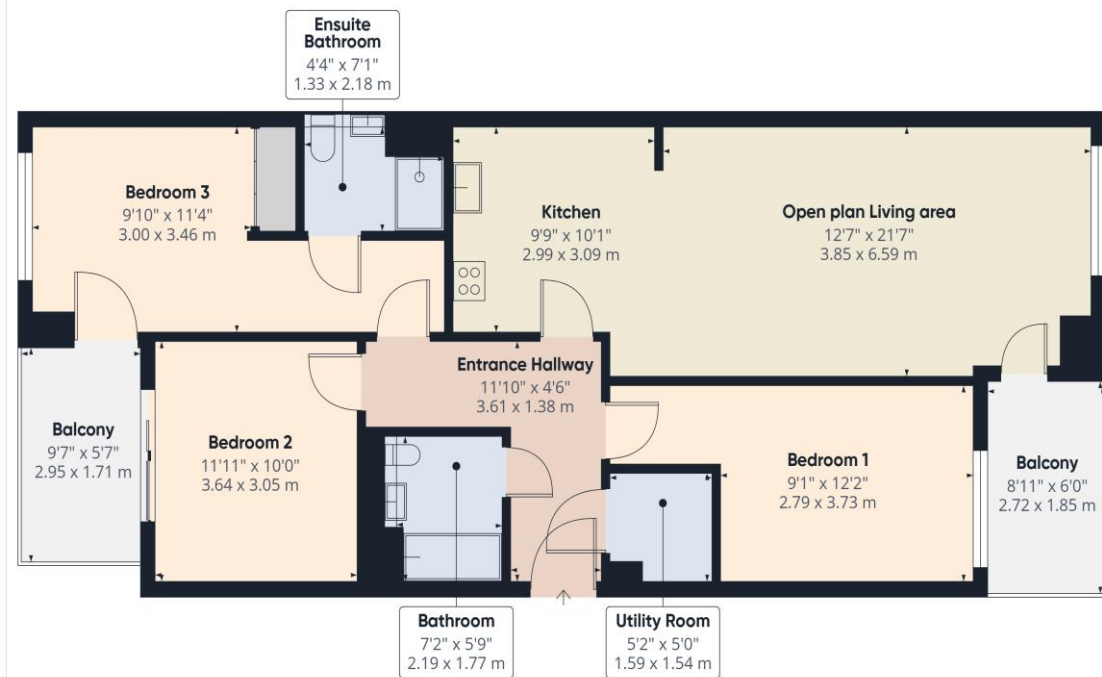
Term: 991 years

Service Charge: Approx £4000 per annum

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

Council Tax Band: Council Tax Band E

EPC rating: B

**Approximate total area⁽¹⁾**

997 ft²
92.6 m²

Balconies and terraces

108 ft²
10 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	86 B	86 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/KBS250116>

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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