

Hoy Close, Colindale Gardens, Colindale, NW9

Asking Price: £377,000

Benham & Reeves

Hoy Close, Colindale Gardens, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

Allocated Parking Space Included A truly unique apartment located in the highly sought after Colindale Gardens development. This stunning circa. 574 square foot one bedroom apartment located on the first floor offers a welcoming entrance hall which leads into the bright and airy open planned kitchen diner boasting a custom designed kitchen with integrated Siemens appliances. The kitchen diner leads out onto the incredibly sized east facing private terrace split between paved tiles and artificial lawn which is easy to upkeep and perfect for summer evenings delight. The well sized bedroom also enjoys a flood of natural light from its eastern aspect and also offers ample space for a full width wardrobe. The stylish bathroom suite is made up of porcelain wall and floor tiles, bespoke designed vanity wall unit with mirrored door and a white bath with timber effect bath panel. Further benefits of this luxurious home are Amtico Spacia flooring with underfloor heating throughout, utility cupboard offering a washing machine and ample storage, LED downlights to hallway, kitchen/living/dining area and bathroom.

Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.







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Property Features:

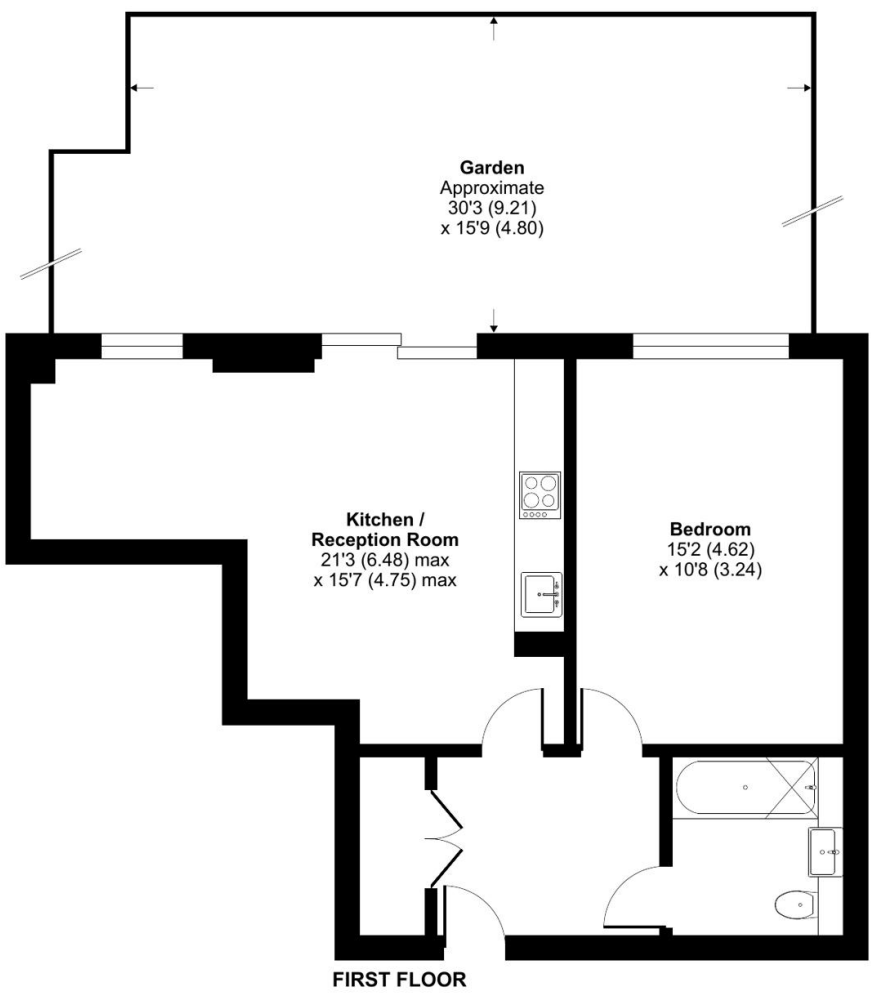
- Allocated Parking Space Included
- Chain Free
- Stunning One Bedroom Apartment
- First Floor
- 574 Square Feet (Approx.)
- East Facing Private Terrace
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge Desk
- Residents Gym, Sauna & Steam

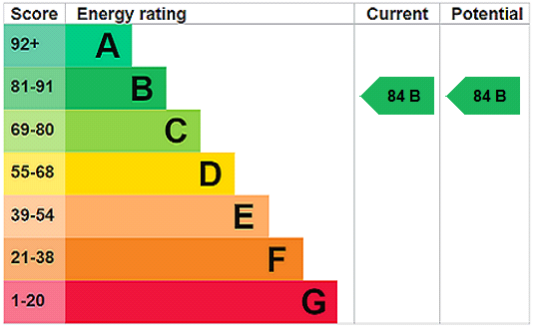
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Hoy Close, London, NW9

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Benham & Reeves. REF: 1468774

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£377,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 990 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£2,949.84 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA260034

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