

Felar Walk, Colindale Gardens, Colindale, NW9

Offers in excess of: £330,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Parking Permit Included Immaculately presented throughout is this bright and airy one bedroom apartment situated on the second floor of Paddington House, Colindale Gardens. The property spans a comfortable 549 square feet (approx.) and boasts a fully integrated kitchen with Siemens appliances, an open planned kitchen diner which leads out to the private balcony overlooking the beautiful podium gardens. Further benefits include a double carpeted bedroom with built in wardrobes, a modern 3-piece family bathroom suite and underfloor heating throughout.

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:

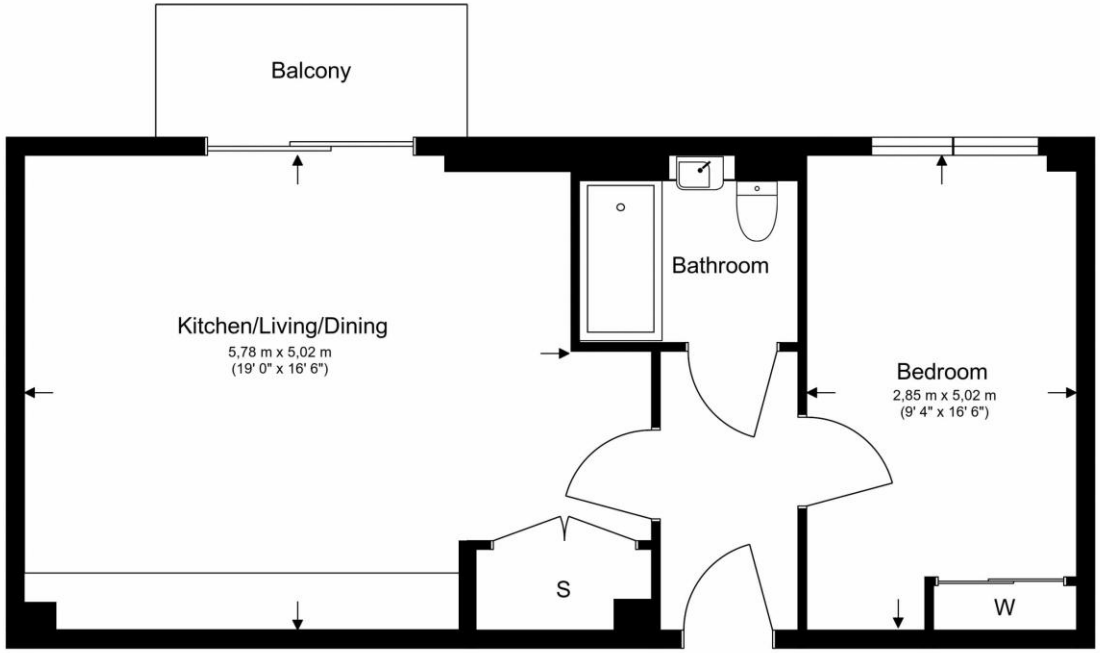
- **Parking Permit Included**
- Stylish One Bedroom Apartment
- Second Floor
- 549 Square Feet (Approx)
- Private Balcony Overlooking The Podium Gardens
- 24 Hour Concierge Desk
- Residents Gym, Sauna & Steam
- Colindale Tube Station (Northern Line)

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Second Floor

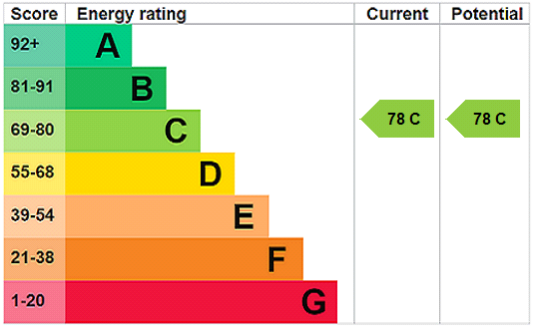
Total Gross Internal Area

51.0 Sq/m - 549 Sq/ft



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

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

Offers in excess of:	£330,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£2,092.49 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA260081

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