

Coxwell Boulevard, Colindale, NW9

Asking Price: £380,000

Benham & Reeves

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2 Bedroom (s) 1 Bathroom (s) Leasehold

A spacious and contemporary two bedroom apartment situated on the fifth (top) floor and spanning an impressive 788 square feet (approx.). Boasting from a large open planned living room with a stylishly fitted kitchen benefiting from integrated appliances and direct access to a private west facing balcony. Both carpeted bedrooms face east and offer ample room for wardrobes and storage. Further benefits include a three piece family bathroom suite, utility & storage cupboard, and a secure allocated parking space.

Trinity Square has everything you might need right on your doorstep – great transport connections, good schools within walking distance, a number of shops, restaurants and bars close by and the countryside within easy reach. All our homes are warm and welcoming. Each apartment will have its own landscaped inner courtyard garden, providing a serene space to relax or entertain.







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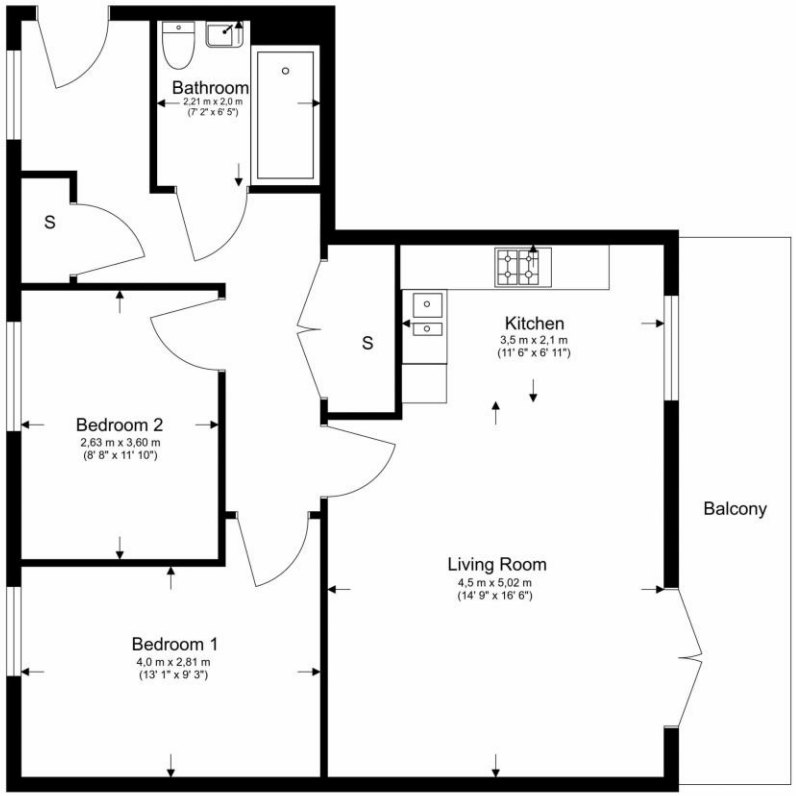



Property Features:

- Chain Free
- Stylish Two Bedroom Apartment
- Circa. 788 Square Feet
- Secure Allocated Parking Space
- Fifth (Top) Floor
- Private West Facing Balcony
- 900+ Year Lease Remaining
- Located Near Mill Hill Broadway & Colindale Tube Station

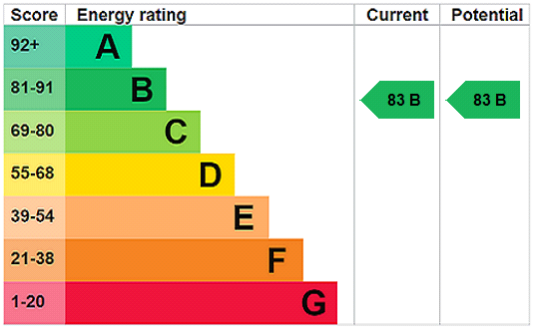
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Total Gross Internal Area
73.2 Sq/m - 788 Sq/ft



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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.

Asking Price:	£380,000
Tenure:	Leasehold Expires 30/09/3014 Approximately 988 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2026
Service Charge:	£2,500.00 (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: BEA250260

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W: www.benhams.com

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