

Bernera Walk, Colindale Garden, Colindale, NW9

Asking Price: £760,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

A luxurious three bedroom townhouse in the highly desirable Colindale Gardens made up of a generous circa. 1305 square foot. This immaculate home boats a front terrace with leads into the kitchen diner boasting integrated Siemens appliances, Silestone worktops and a freestanding island. Also on the ground floor is a guest W/C, utility room and access to the allocated parking bay. The first floor consists of a multipurpose reception room with direct access to the well sized, south west facing garden. Furthermore there is a double bedroom and a stylish family bathroom with porcelain wall and floor tiles, bespoke designed vanity unit with mirrored door and feature halo lighting. The top floor is made up of two double bedrooms with the main bedroom having the added luxury of ample storage and ensuite shower room. Further benefits include engineered wood flooring throughout, colour video door entry system and access to residents-only gym, sauna and steam room

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.



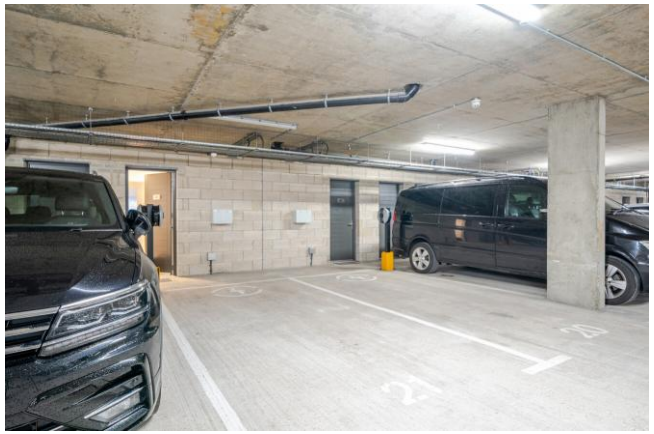




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Property Features:

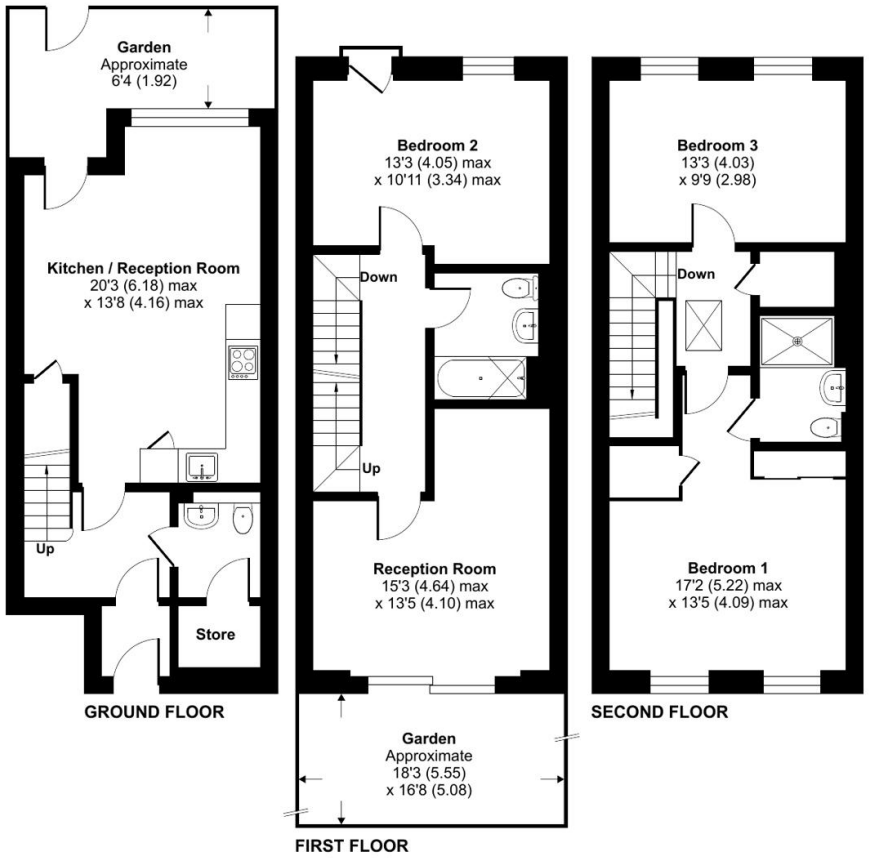
- Luxurious Three Bedroom Townhouse
- 1305 Square Feet (Approx)
- Two Bathrooms
- South West Facing Garden
- Allocated Parking Bay
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

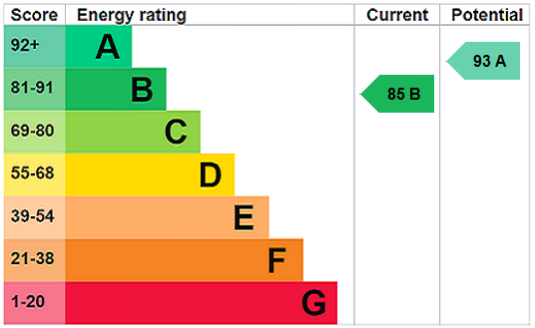
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Approximate Area = 1305 sq ft / 121.2 sq m

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: 1403849

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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:	£760,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£3,515.44 (per annum) For the year 2025
Anticipated Rent:	£3,200.00 pcm Approx. 5.1% Yield

Viewings:

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

Our reference: CHD250038

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