

Telegraph Avenue, Colindale, NW9

Offers Over: £275,000

Benham & Reeves

Telegraph Avenue, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

Offering bright and spacious accommodation throughout is this stylish one bedroom, one bathroom apartment. Situated on the first floor of this modern block, the apartment boasts from a custom designed kitchen with integrated appliances, the reception room which is separate from the kitchen is flooded with natural light as it leads out onto the South facing balcony. The bedroom is a great size and also offers well-lit living. Further benefits include a modern bathroom, storage cupboard and lift access to all floors.

The property is conveniently located close to Colindale station, as well as regular bus routes providing excellent links to the surrounding area. There are a variety of local shops and amenities within a short distance, as well as pleasant open spaces including Colindale Park and Silkstream Park, and the site of the RAF museum.







Telegraph Avenue, Colindale, NW9



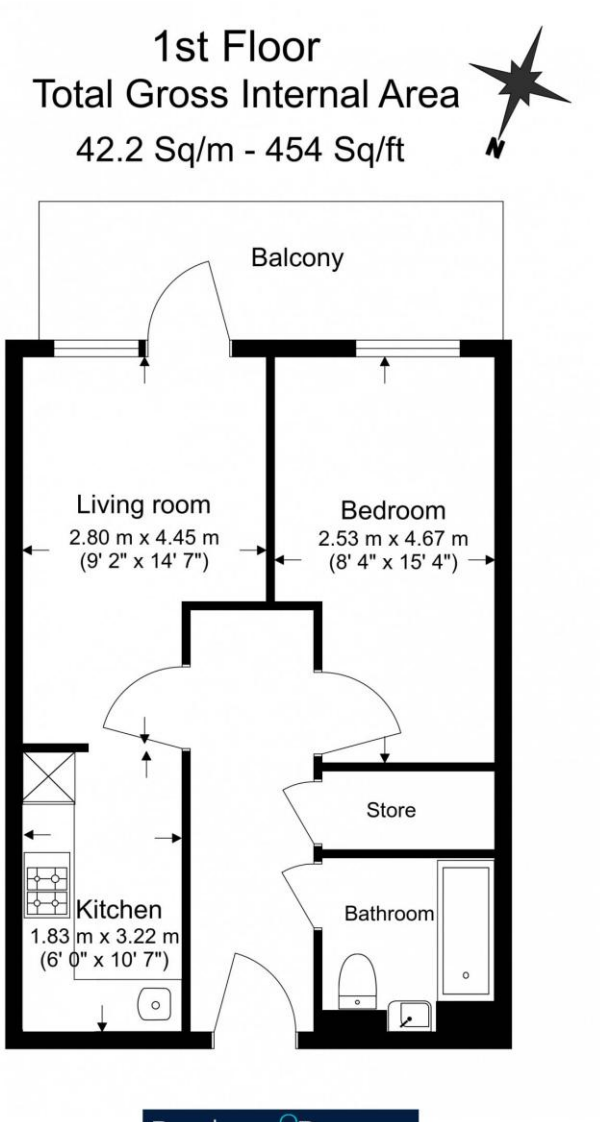




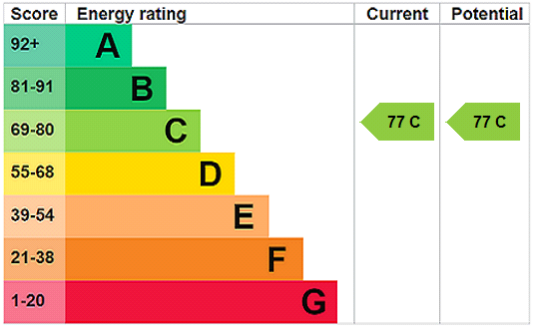

Property Features:

- Chain Free
- One Bedroom Stylish Apartment
- Well Presented Throughout
- First Floor
- 454 Square Feet (approx.)
- Southernly Aspect
- Moments Away From Local Amenities
- Colindale Tube Station (Northern Line)

Telegraph Avenue, Colindale, NW9



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.



Telegraph Avenue, Colindale, NW9

Terms & Conditions:

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

Offers Over:	£275,000
Tenure:	Leasehold Expires 13/06/2265 Approximately 238 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,800.56 (per annum) For the year of 2026
Anticipated Rent:	£1,600.00 pcm Approx. 7.0% Yield

Viewings:

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

Our reference: BEA260384

T: 020 8732 7980
E: beaufortpark@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR