





Adam Hayes - Finchley Central Office - Lettings 348 Regents Park Road, Finchley Central, London, N3 2LJ

Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Coxwell Boulevard, Colindale, NW9

£1,800 PCM

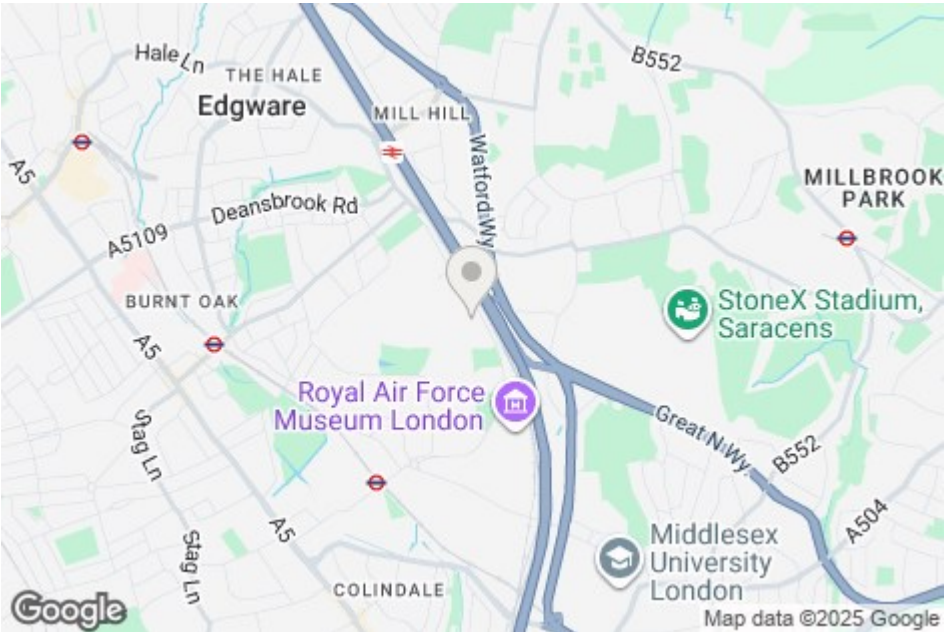
1 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- One Double Bedroom
- Third Floor Apartment
- Lift Access
- Spacious Lounge
- Landscaped Communal Gardens
- High Gloss Fitted Kitchen
- Covered Private Balcony
- Undercroft Parking for One Car
- NB. Under the Estate Agency Act The landlord of the property is connected to Adam Hayes Estate Agents.

Other Information

Council Tax Band: C
Length of Tenancy: Long Let
Deposit: £2,075



Nearest Stations

Mill Hill Broadway Station 0.5 miles
Colindale Station 0.7 miles
Burnt Oak Station 0.1 miles

Property Description

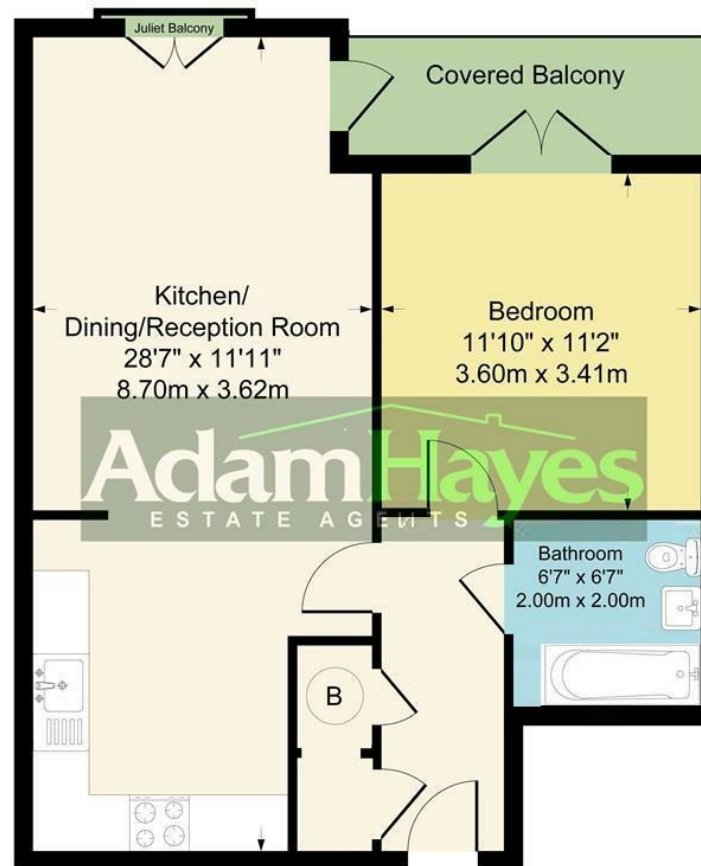
Situated within a highly sought-after development, just a short walk from Colindale Underground Station (Northern Line) and Mill Hill Broadway (Thameslink), is this beautifully presented and recently redecorated one-bedroom third-floor apartment. The property offers a generous 28'7 reception room with a Juliette balcony, a sleek high-gloss open-plan fitted kitchen with integrated appliances leading onto a covered balcony, and a stylish modern three-piece bathroom suite. The bedroom also provides direct access to the balcony, while further benefits include secure undercroft parking for one car and access to the development's beautifully landscaped communal gardens. The surrounding area offers an excellent selection of shops, restaurants and local amenities, with nearby parks and open green spaces providing ideal settings for leisure and relaxation. An early internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Adam Hayes - Finchley Central Office - Lettings 348 Regents Park Road, Finchley Central, London, N3 2LJ

Tel: 0208 189 6333 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

**Approximate Gross Internal Area
601 sq ft - 56 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.