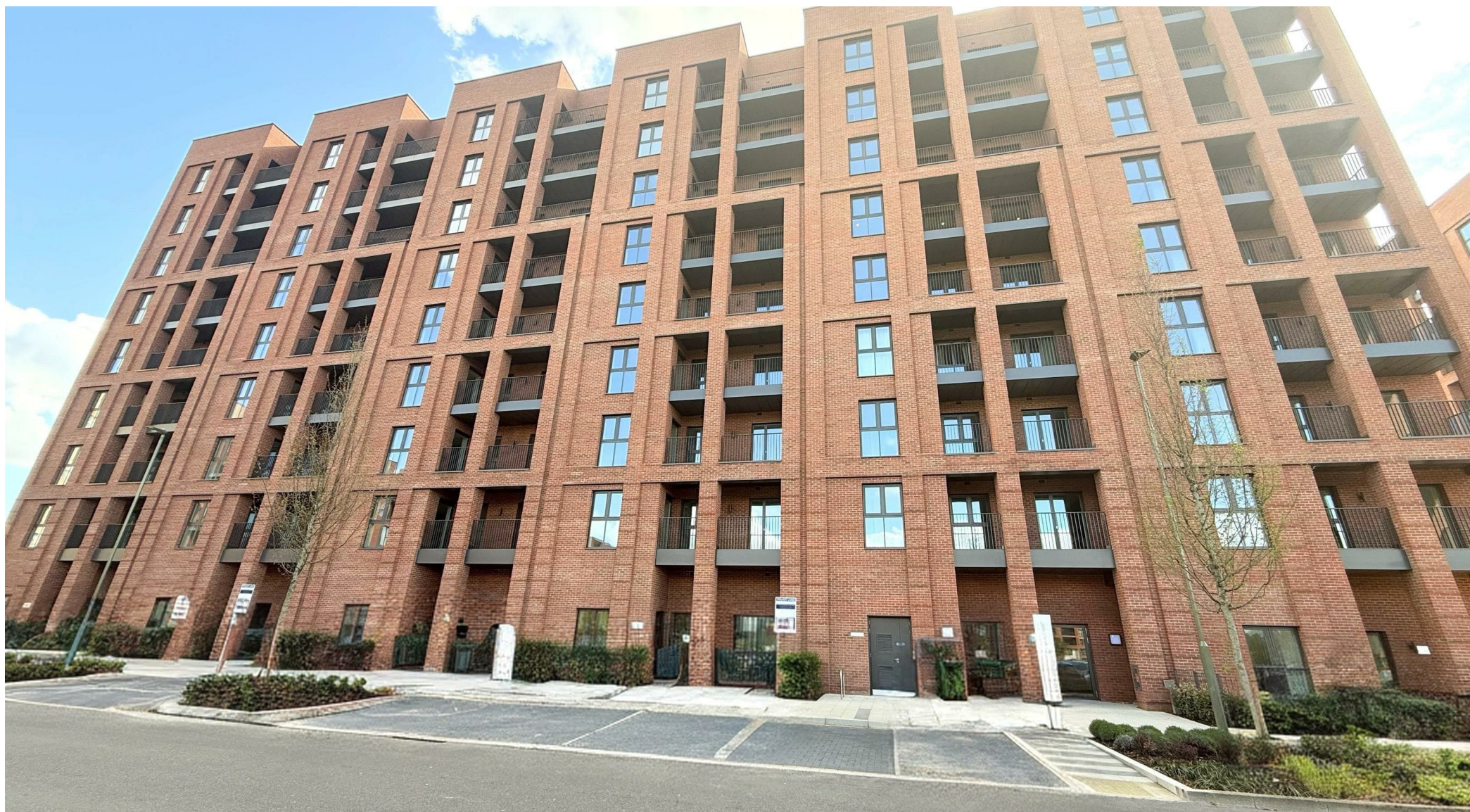




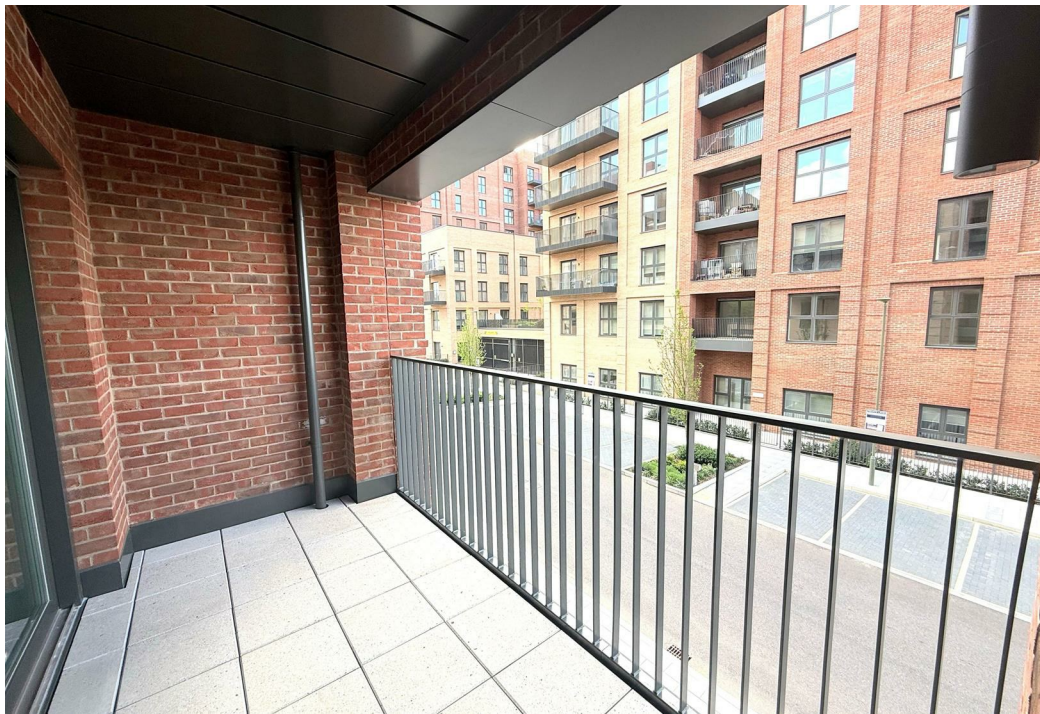
**Westray Drive, Colindale, NW9**  
**£1,950 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A brand new One double bedroom first floor apartment set within this newly built purpose built block in Colindale Gardens and located close to both the RAF Museum and Colindale tube (Northern Line). with access to Kings Cross in just 22 minutes, and Central London in less than half-an-hour..

The remainder of the accommodation comprises of a brand new open plan kitchen with integrated appliances, bathroom, balcony and underfloor heating throughout.

Amenities Include residents-only gym, 24-hour concierge, video entryphone system and a lift.

Available now on an Unfurnished basis.

Council Tax: TBC.

Sole Agent.

## Key Features

- FIRST FLOOR
- RECEPTION ROOM
- BATHROOM
- UNDERFLOOR HEATING
- UNFURNISHED
- ONE DOUBLE BEDROOM
- MODERN OPEN PLAN KITCHEN
- BALCONY
- BRAND NEW BLOCK
- COUNCIL TAX TBC

## Important Information

- **Price:** £1,950 Per Month
- **Council Tax Band:** New Build
- **EPC:** B
- **Locaton:** Colindale

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   | 82                                                                                                            | 82        |
| (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  |           |

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



richard  
james  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)