



## **QuaiSSa House, Colindale Gardens, London, NW9 4EE**

**£625,000**

A 3 BEDROOM 2 BATHROOM APARTMENT FOR SALE LOCATED ON THE TOP FLOOR OF QUAISSA HOUSE, COLINDALE GARDENS NW9.

The apartment is located on the 6th floor and comprises a spacious reception room with open plan fitted kitchen and access to balcony, 3 bedrooms with en-suite to master, modern family bathroom and comes with parking.

Colindale Gardens is located moments from the Station (Northern Line) and benefits from 9 acres of landscaped gardens, 24 hour concierge and residents gym.

GROUND RENT £400 PA / SERVICE CHARGE £3830 PA / LEASE 990 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 3 BEDROOMS
- 2 BATHROOMS
- RESIDENTS GYM
- TOP FLOOR
- PARKING
- BALCONY
- COLINDALE GARDENS
- 24 HOUR CONCIERGE

# Quaissa House, Colindale Gardens, London, NW9 4EE



RECEPTION/KITCHEN



BEDROOM ONE



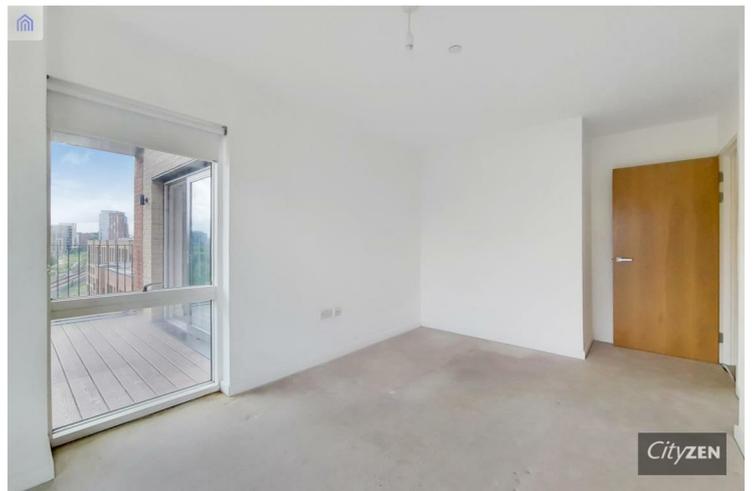
RECEPTION ROOM



EN-SUITE



BEDROOM ONE



BEDROOM TWO

# Quaissa House, Colindale Gardens, London, NW9 4EE



BEDROOM TWO



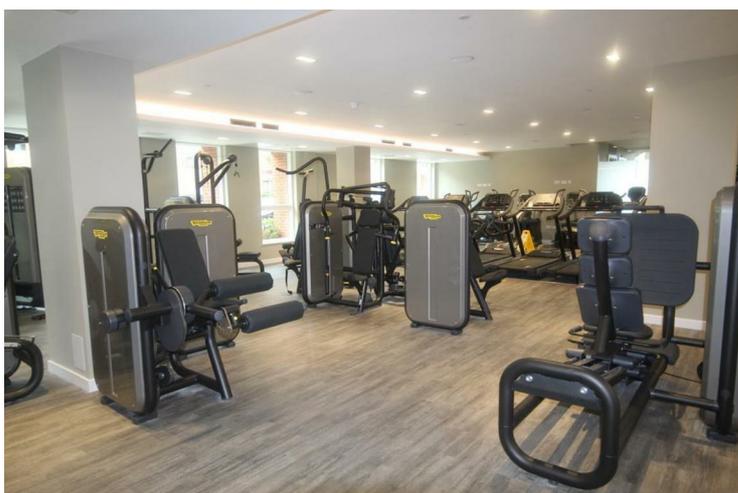
GYM



BEDROOM THREE



GYM



GYM



BATHROOM

# Quassia House, Colindale Gardens, London, NW9 4EE



BALCONY



BUILDING ENTRANCE



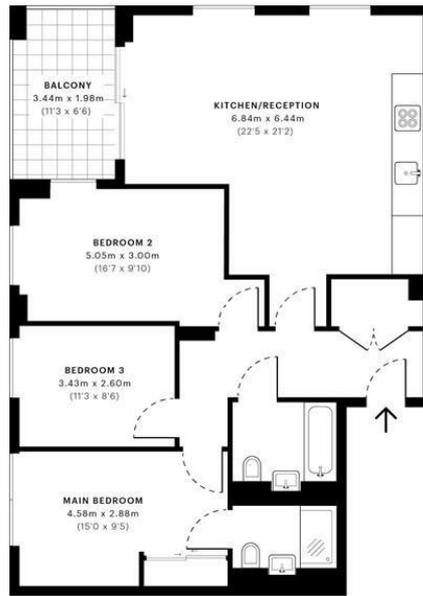
VIEW FROM BALCONY



QUASSIA HOUSE



QUASSIA HOUSE



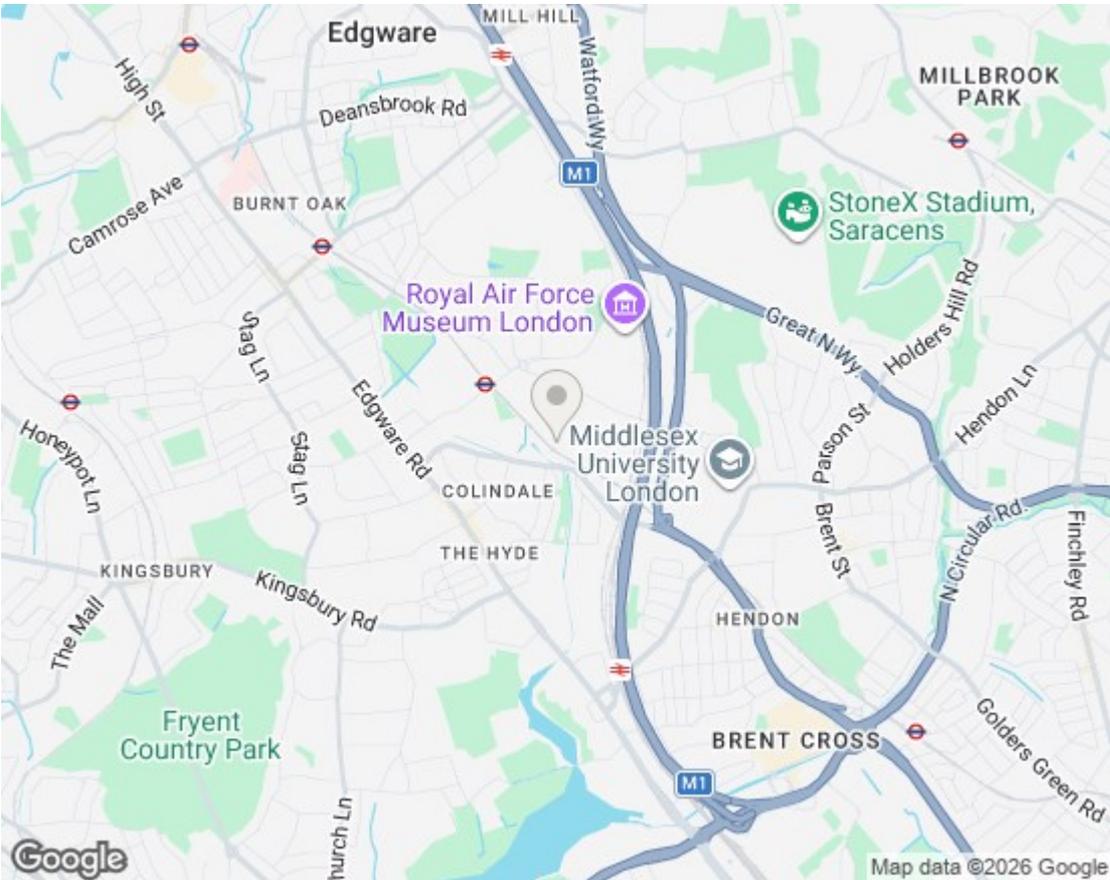
- Sixth Floor

<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 89.77 sqm / 966.28 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and structural features Includes walkways, restricted head height 85.02 sqm / 915.15 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 6.66 sqm / 71.69 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.00 sqm / 0.00 sqft</p>
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		<p>Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p>	<p>IPW3 3B RESIDENTIAL 97.24 sqm / 1046.68 sqft IPW3 3C RESIDENTIAL 93.01 sqm / 1001.15 sqft</p>
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WRIC ID: 629b5786ed4dd0de0853342



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.