

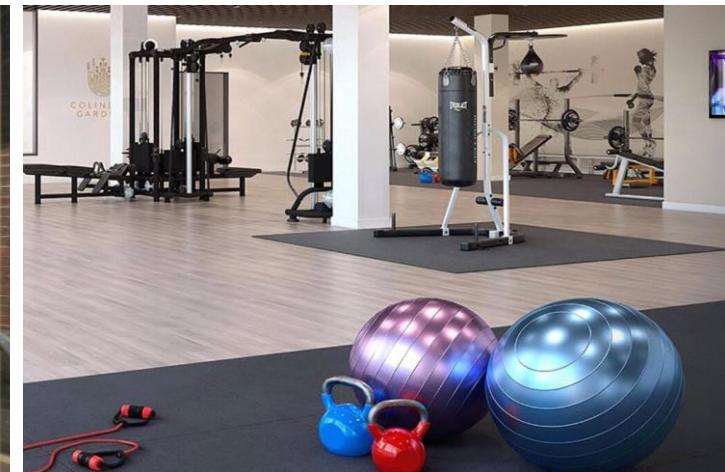


**Achill Close, NW9**

Guide Price: £360,000, Leasehold 990 Years Remaining Unexpired

Anderson / Rose





**Guide Price: £360,000**

990 Years remaining on the lease

**Service Charge: £3,700 per annum**

Ref PCL250098

## Achill Close, NW9

This is a fantastic opportunity to acquire a superb unit, situated on the second floor of a newly built complex in the heart of a popular North London neighbourhood.

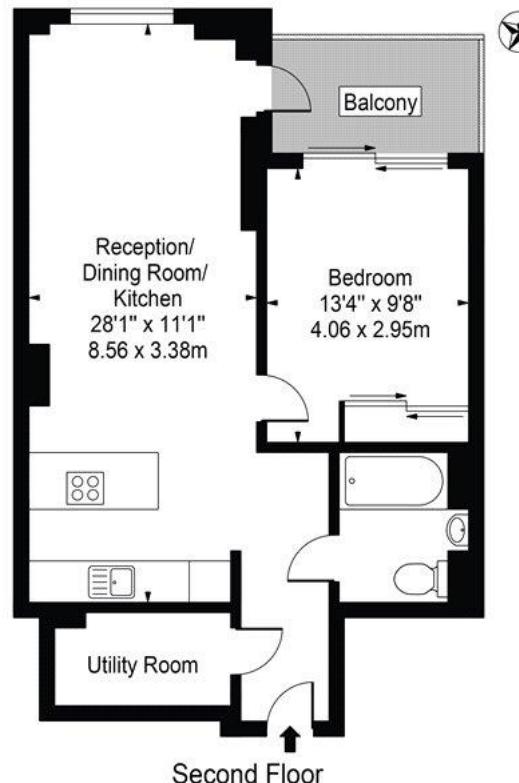
The property is naturally bright and has been finished to an excellent standard throughout. Focused around your everyday reception, dining and open plan kitchen room, which leads onto a private balcony overlooking the communal gardens and local greenery. A good-sized bedroom with plenty of wardrobe space and sliding doors onto the balcony. There is also your family bathroom and separate good sized utility room. In addition to this, the property further benefits from the building's

passenger lift and developments concierge, residents lounge, gym, steam room and sauna.

May House is a recently built private, luxury residential scheme part of Colindale Gardens which was constructed in 2021. Having been totally transformed, central Colindale is a highly sought after area with superb local amenities (restaurants, shops, cafes). Colindale tube is virtually on your doorstep which provides a simple and speedy commute into Central London.

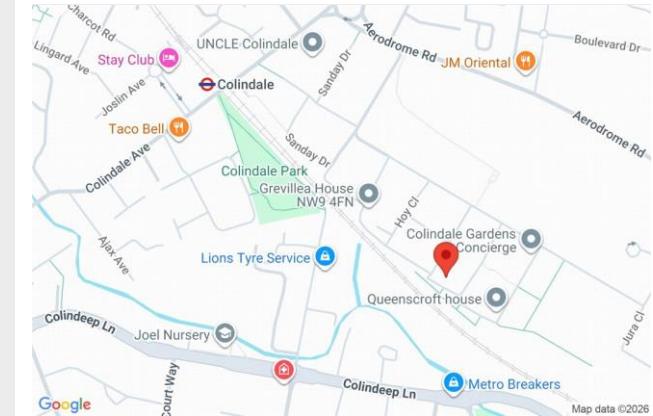
## May House

Approx. Gross Internal Area 585 Sq Ft - 54.35 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.