

BONSAI POINT, 399 EDGWARE ROAD, COLINDALE, LONDON, NW9

**£600,000 LEASEHOLD APPROX 246 YEARS REMAINING**

# STYLISH & SPACIOUS THREE BEDROOM APARTMENT

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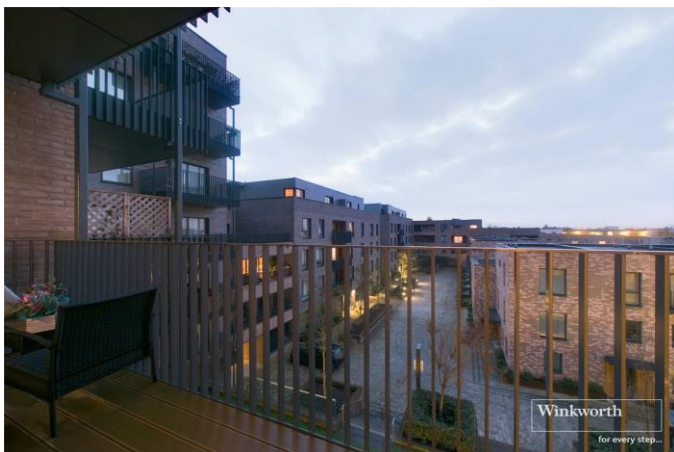
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Situated on the fourth floor of a modern development, this stylish and spacious three-bedroom apartment boasts an open-plan kitchen and living area, thoughtfully designed to maximize space and light. This attractive space extends onto a charming private balcony. A true sanctuary for al fresco dining or unwinding. The master bedroom benefits from a sleek ensuite shower room, while a chic family bathroom serves the two additional well-proportioned bedrooms. Every detail has been considered, making this home both functional and elegant. Perfectly positioned in the vibrant heart of Colindale, with two allocated parking spaces included, this apartment enjoys urban convenience neighbouring the popular Bang Bang Oriental Food Hall, major supermarkets, and an array of local amenities. With excellent transport links, including Colindale Station (Northern Line) just a 10-minute walk away and multiple bus routes serving the Edgware Road, connectivity is seamless. Ideal for professionals or families, this trendy apartment is must-see.



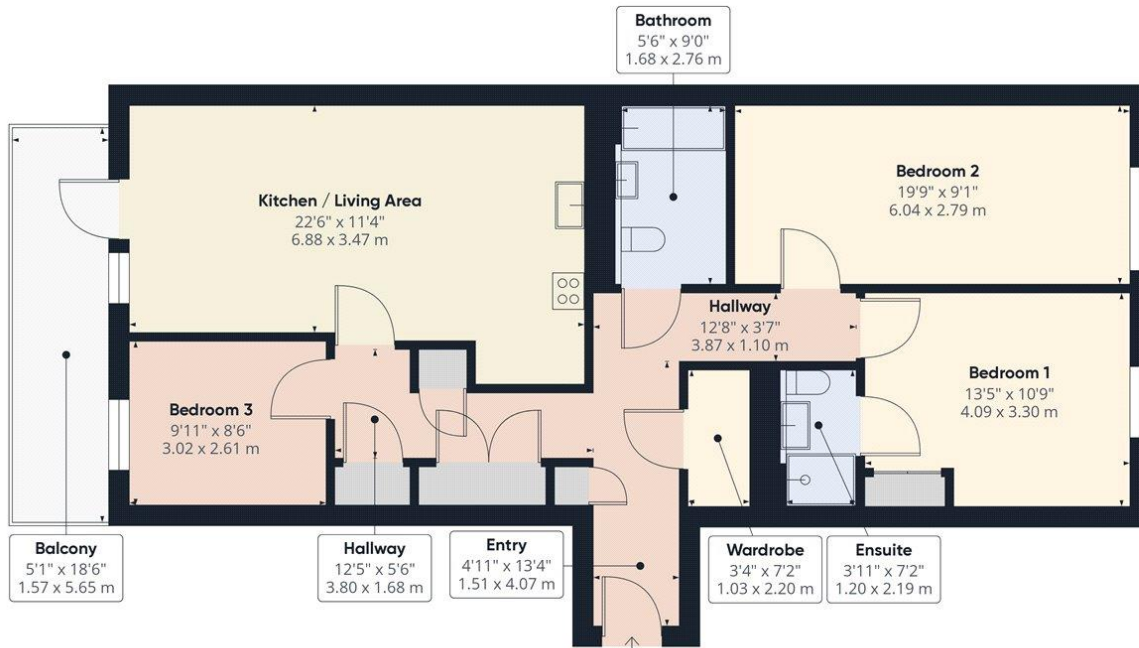
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**Approximate total area<sup>(1)</sup>**  
 985.22 ft<sup>2</sup>  
 91.53 m<sup>2</sup>

**Balconies and terraces**  
 94.94 ft<sup>2</sup>  
 8.82 m<sup>2</sup>

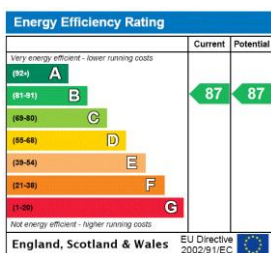
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 246 year and 1 months

**Service Charge:** £4,020 per annum approx.

**Ground Rent:** £400 per annum approx.

**Council Tax Band:** E - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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