



## Thonrey Close, London, NW9 4EE

£375,000 - Leasehold

**\*\*CHAIN FREE\*\*** This charming studio/one-bedroom flat located on Thonrey Close in the vibrant area of Colindale, London, is an excellent opportunity for modern city living. Situated in a new purpose-built block, this stylish property blends contemporary design with comfort, making it an ideal choice for individuals or couples.

One of the standout features of this flat is its private balcony, accessible directly from the open-plan lounge and kitchen. This outdoor space provides the perfect spot to enjoy fresh air, unwind, or entertain, adding a desirable extra dimension to the living area.

The open-plan reception room and kitchen are well-designed, offering a welcoming and versatile space for relaxation, dining, and hosting guests.

The bedroom is thoughtfully designed to maximise both space and natural light, while the modern bathroom is both stylish and functional.

Additional benefits of this property include low running costs, making it an economical choice without compromising on quality or comfort.

Located in Colindale, the flat enjoys excellent transport links, ensuring easy access to Central London and beyond. The area is rich in amenities, including shops, restaurants, and parks, providing convenience and leisure options right on your doorstep.

Contact Squires today to arrange a viewing.

Leasehold - Approx. 991 years remaining  
Ground Rent: £200 per annum  
Service Charge: £2,000 per annum  
Barnet Council Tax Band C

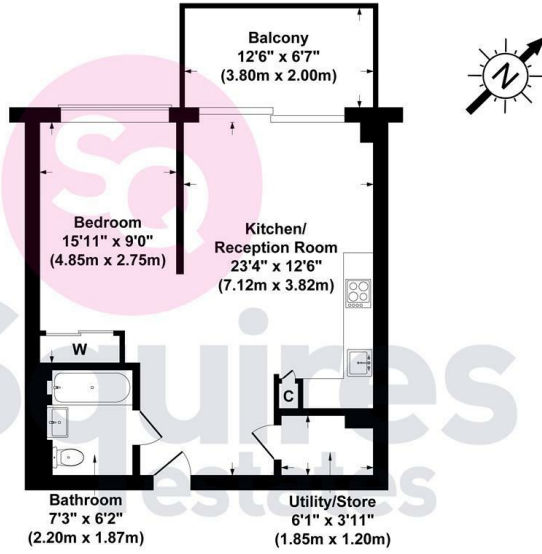
- Chain Free
- Private Balcony
- Open Plan Design
- Modern Bathroom
- Thoughtful Bedroom Layout
- Low Running Costs
- New Purpose-Built Block
- Excellent Transport Links
- Close to Amenities
- Barnet Council Tax Band C





## Floor Plan

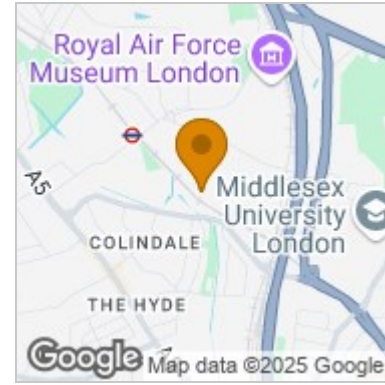
**Thonrey Close Colindale NW9 4EE**  
Gross Internal Area 517 sq ft /48 sq metres



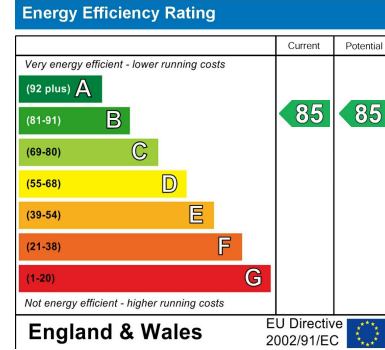
**Third Floor**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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