



Queenscroft House, 22 Thorney Close, London, NW9 4ED

£400 Per Week

A LOVELY MODERN UN-FURNISHED 1 BEDRROM APARTMENT FOR RENT LOCATED IN THE POPULAR "COLINDALE GARDENS" DEVELOPMENT IN NW9

The apartment is set over 500 square foot and comprises a spacious reception room with open plan fully fitted kitchen and access to a South facing balcony overlooking the internal gardens, a double bedroom and a modern bathroom suite

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

UN-FURNISHED

PROPERTY AVAILABLE FROM 02.02.2026

- AVAILABLE FROM 02.02.2026
- COLLINDALE GARDENS NW9
- WALK TO STATION
- AMPLE STORAGE
- OVER 500 SQ FEET
- 9 ACRES OF COMM GDNS
- UN-FURNISHED
- ONE BEDROOM
- GYM & CONCIERGE
- SOUTH FACING BALCONY

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KITCHEN



QUEENSCROFT HOUSE



BALCONY



RECEPTION ROOM



BATHROOM



RECEPTION ROOM

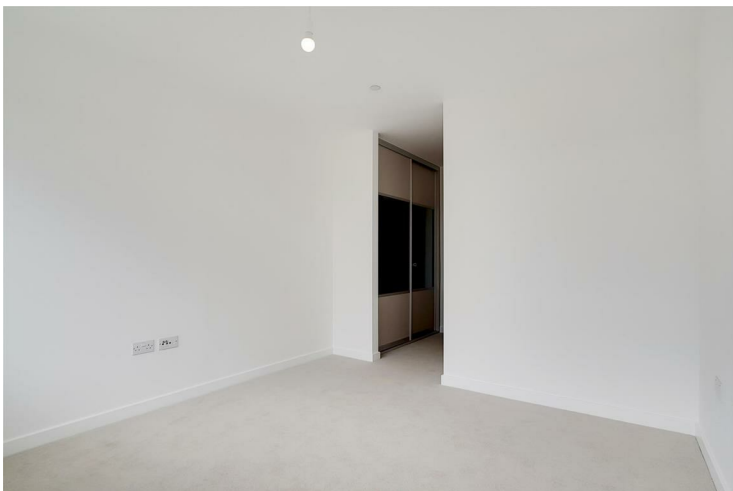
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BEDROOM



BEDROOM



BEDROOM/DRESSING AREA



— Seventh Floor

GROSS INTERNAL AREA
The footprint of the property
48.7 Sqm / 523.9 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
47.4 Sqm / 510.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.6 Sqm / 71.2 Sqft

RESTRICTED HEAD HEIGHT
Limited area less than 1.9m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 2B RESIDENTIAL
35.3 Sqm / 379.1 Sqft
IPMS 3C RESIDENTIAL
34.0 Sqm / 365.2 Sqft

SPEC ID:
5000857024H09026dd06

Energy Efficiency Rating

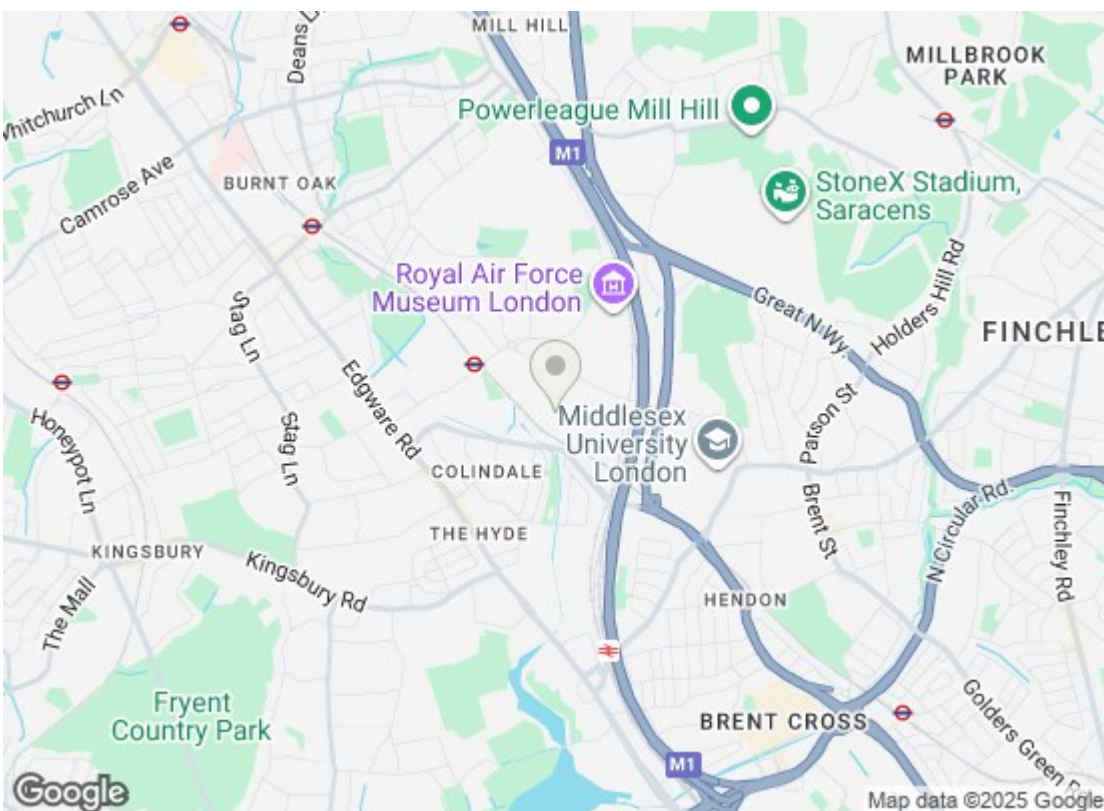
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/ECEnvironmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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.