



## **TOKYNGTON COURT**

Colindeep Lane,  
Colindale, London  
NW9







900+ Year lease  
Price £300,000  
EPC Rating: C

Just a stone's throw from the heart of Colindale,  
this well-presented two-bedroom apartment  
which offers a fantastic opportunity for first-time  
buyers and buy-to-let investors alike.



The property features two generous double bedrooms, a bright and airy spacious reception room, and a modern kitchen.

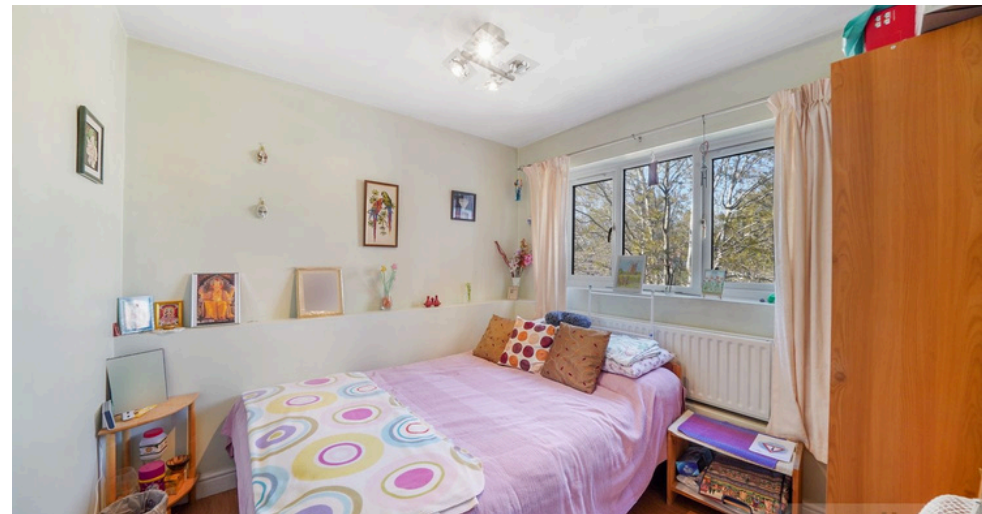
Outside there is off street parking.  
With Colindale Station (Northern Line) a couple of minutes walk away, this home offers excellent transport links ideal for commuters.

Sole Agent





- Two bedrooms
- Spacious  
Living/Dining/Kitchen
- Family bathroom
- Off street parking
- 900+ Year lease
- Walking distance of  
public Transport
- Close proximity to  
shopping facilities
- Sole Agent







# Colindale

Formerly in the borough and ancient parish of Hendon, the area was essentially the dale between Mill Hill and The Burroughs. By the middle of the 20th century, it had come to include that part of the Edgware Road between The Hyde and Burnt Oak.

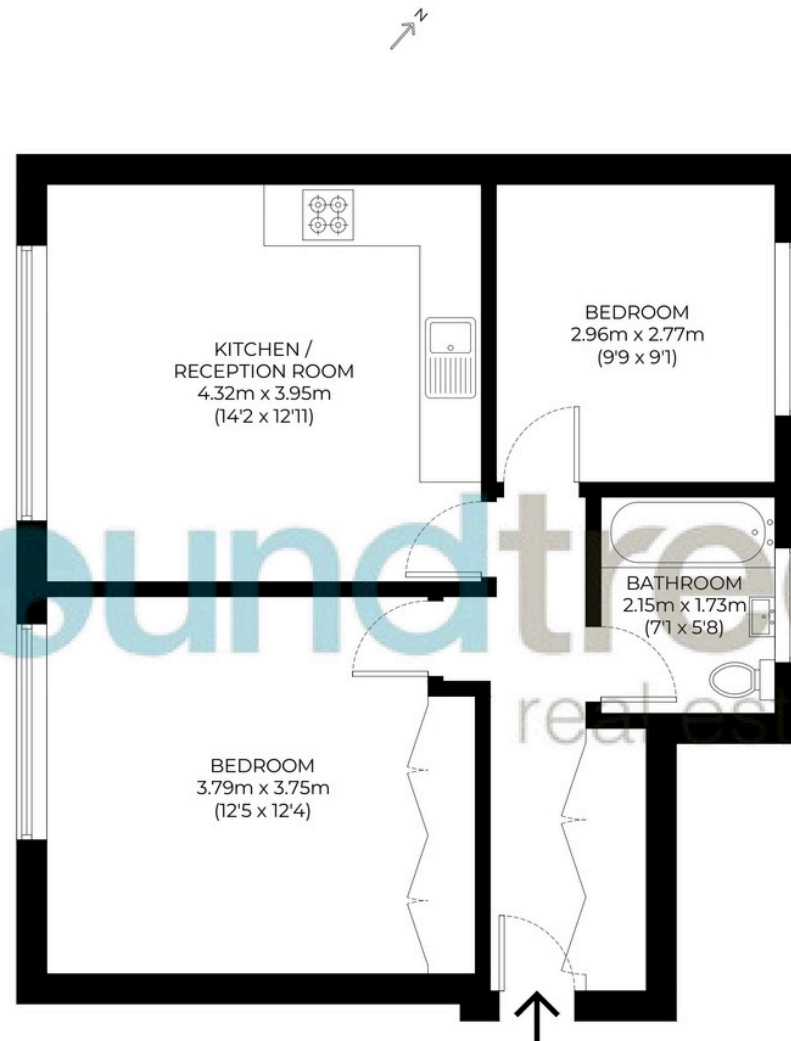
The area is named after a 16th-century family of the same name. Until the 20th century, Colindale was without any buildings save for a large house called Colindale Lodge, Colindale Farm and a few cottages (a spelling with two Ls has been used, as on this ordnance survey map printed in 1873). All of these properties were on Colindeep Lane which had in the medieval period been an alternative route out of London (via Hampstead, Golders Green and Hendon) to the Edgware Road. By the end of the 16th century it was not often used as a main road and by the middle part of the 19th century was called Ancient Street.

# Floorplan

Approximate gross internal area

53.8 sqm / 579 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Second Floor

 GROSS INTERNAL AREA (GIA)  
53.8 sqm / 579 sqft

 EXTERNAL STRUCTURAL FEATURES  
0.00 sqm / 000 sqft

 RESTRICTED HEAD HEIGHT (RHH)  
0.00 sqm / 000 sqft



020 8203 2111  
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.