



## **COLINDEEP LANE**

Colindale  
London NW9



ciarra

Window view showing a residential street with houses and trees under a blue sky.

Black espresso machine on the countertop.

Black bar stool with a circular seat and a tripod base.

Black bar stool with a circular seat and a tripod base.

3 Bedroom  
2 bathroom (one en-suite)  
Driveway  
Share of Freehold  
EPC Rating: D

**£450,000**

A beautifully refurbished maisonette arranged over three floors with outside space, offering bright and modern living in a highly convenient Colindale location close to Hendon.



This well-presented property features two generous double bedrooms, a large single bedroom, two bathrooms including an en-suite, a bright living room and is filled with natural light throughout. The separate kitchen diner provides excellent space for both everyday living and entertaining.

The home further benefits from a large private terrace, driveway parking, gas central heating, double glazed windows, and exceptional privacy with scenic views behind.

Ideally located within walking distance of Colindale Underground Station (Northern Line), the property is also close to several parks, gyms, grocery shops, and well-regarded schools including North London Grammar School, Colindale Primary School, and Joel Nursery.

A fantastic home for families or professionals seeking space, comfort, and excellent local amenities.





- 3 bedrooms
- Two bathrooms (one en-suite)
- Separate kitchen and dining room
- Nicely refurbished throughout
- Private terrace
- Driveway parking
- Fitted wardrobes and plenty of storage throughout
- Excellent privacy with scenic views behind
- Abundance of natural light throughout
- 10-minute walk to Colindale Underground Station (Northern Line)
- Three parks, gyms, and grocery shops within walking distance
- Close to North London Grammar School, Colindale Primary School, and Joel Nursery

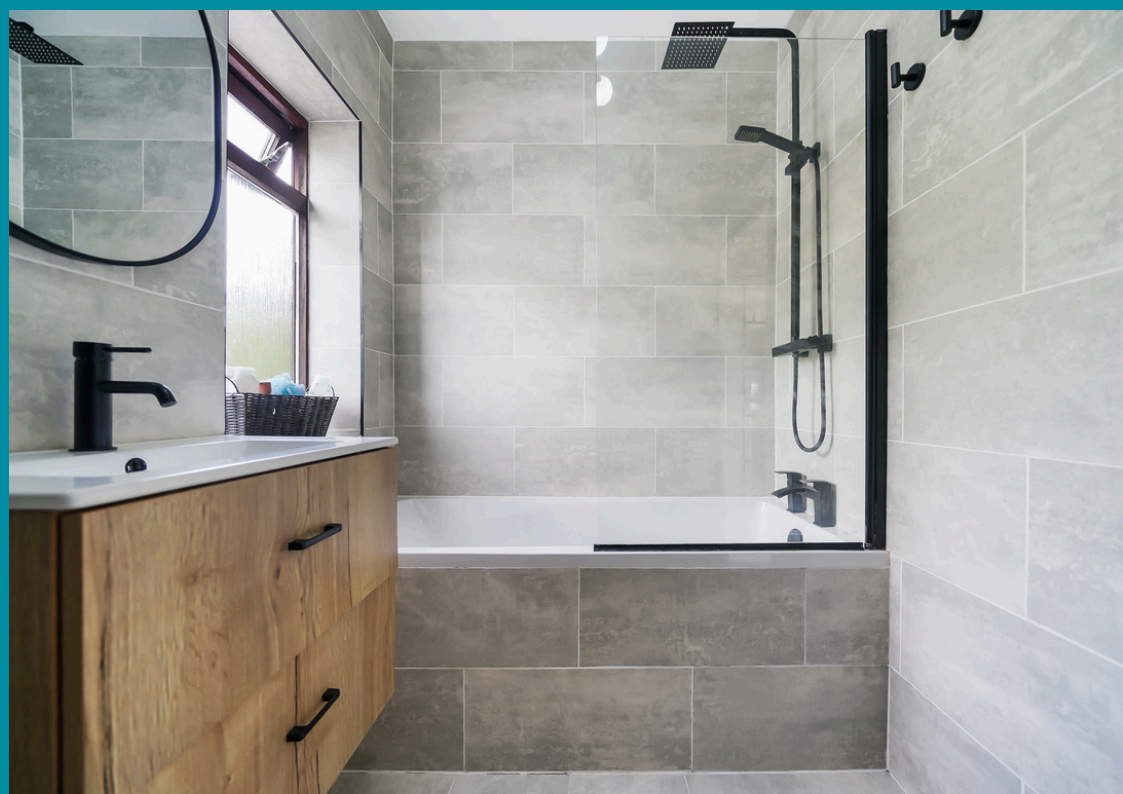




# Colindale

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.

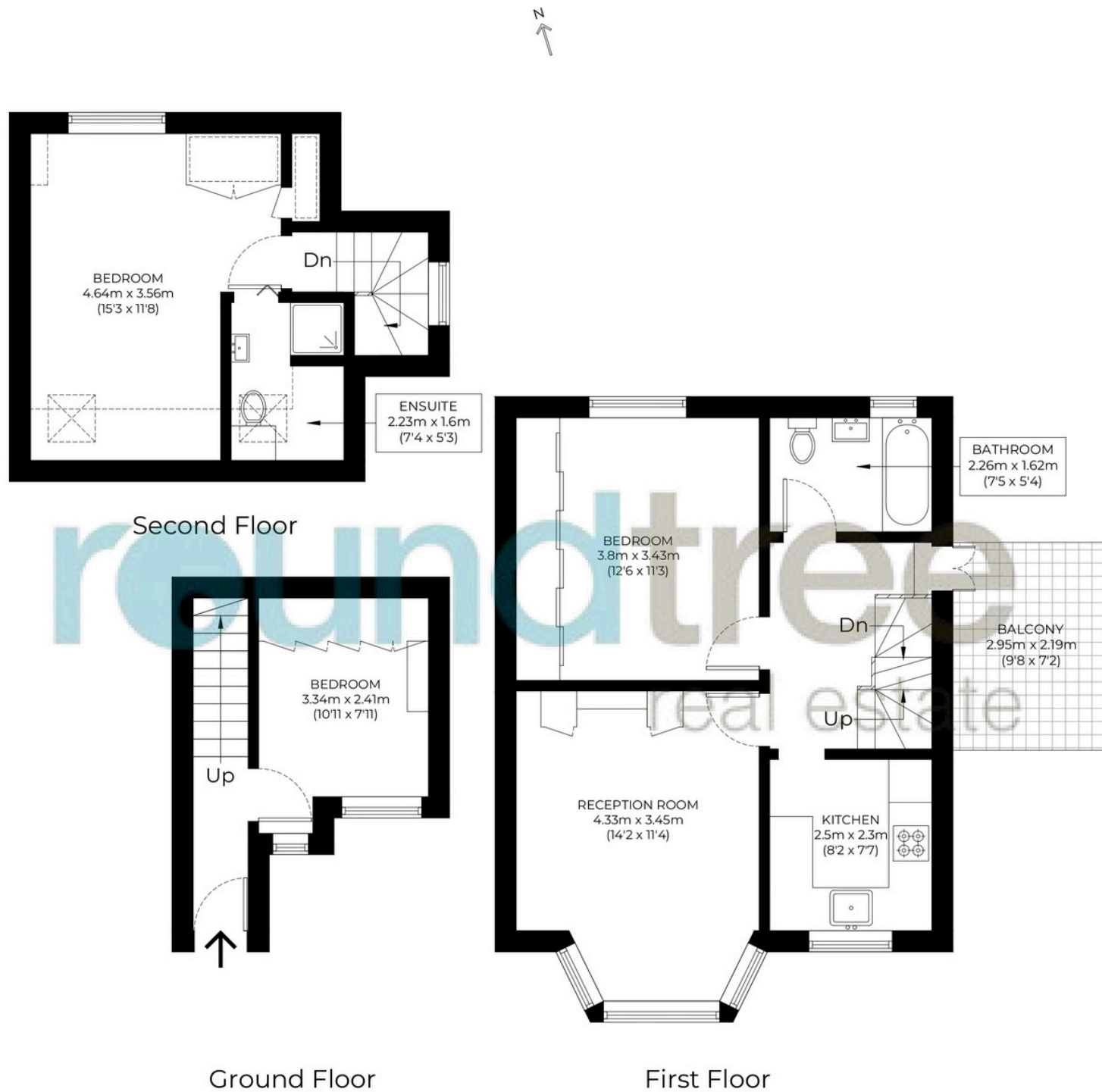


# Floorplan

Approximate gross internal area

73 sqm / 786 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.



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