



Edgware Road, Colindale, NW9

Asking Price: £400,000

 **Benham
& Reeves**

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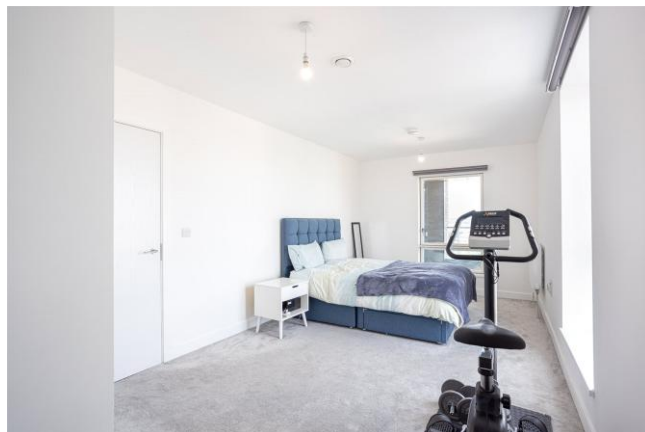
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA220679

A stunning one bedroom apartment located on the top floor (9th) in the modern block, Bonsai Point. Spanning an impressive 710 square feet (Approx.) this immaculate apartment benefits from a stylish kitchen with Silestone worktops, back painted glass splash back, brushed monobloc tap, integrated Neue fridge freezer, integrated Zanussi dishwasher, AEG double oven and electric induction hob. A luxury Roca bathroom suite with porcelain floor tiles and porcelain full coverage wall tiles, fixed head shower with handheld attached, heated chrome towel rails and mirrored glass behind sink. Further benefits include two allocated parking spaces, engineered oak timber flooring to hallway and living areas, deep pile carpet and built-in wardrobe in the bedroom, video entry system and security cameras on all corridors

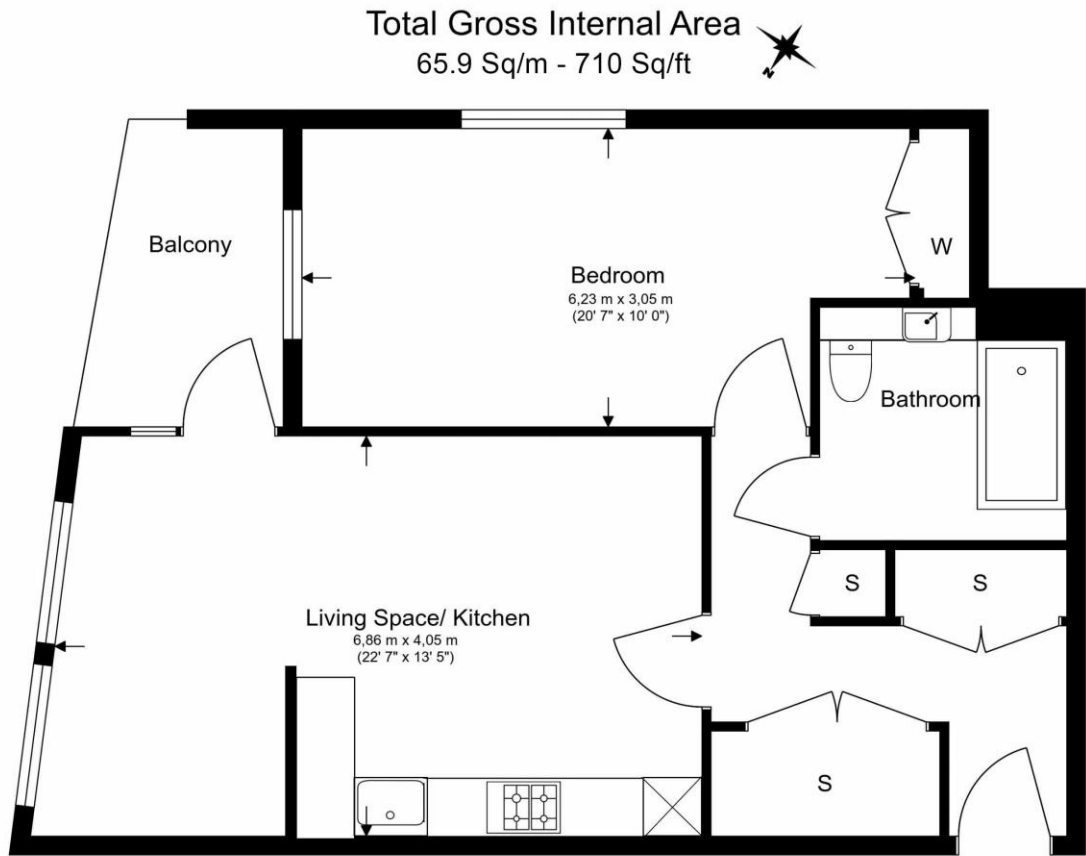
Colindale is home to a flourishing community of markets, shops and cafes. At the heart of 399J is Loon Fung Chinese supermarket, a branch of London's oldest established supplier of oriental foods. Bang Bang Oriental Food Hall has recently celebrated its fifth year of offering customers a wide range of delectable dishes and events. The highly rated Golden Dragon Restaurant is situated on the ground floor of Bang Bang and both sit alongside the new and imposing Morrisons Supermarket Colindale, Marks and Spencer's, Aldi and Asda Supermarkets are all within 500 meters. A large number of highly rated ofsted schools within the area and medical centre are only a five-minute walk away from the development while Brent Cross Shopping Centre and Middlesex University are easily accessible both via the tube and by car.





Property Features:

- Two Allocated Parking Spaces
- One Bedroom Stylish Apartment
- Top Floor (9th)
- 710 Square Feet (Approx.)
- East / South East Aspect
- Stunning Views Over Colindale
- Bang Bang Oriental Food Hall
- Colindale Tube Station (Northern Line, Zone 4)



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£400,000
Tenure:	Leasehold Expires 13/12/2264 Approximately 239 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2025
Service Charge:	£3,353.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA220679

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Singapore | South Africa | Turkey

