



Edgware Road, Colindale, NW9

Price Reduced to: £399,950

 Benham
& Reeves

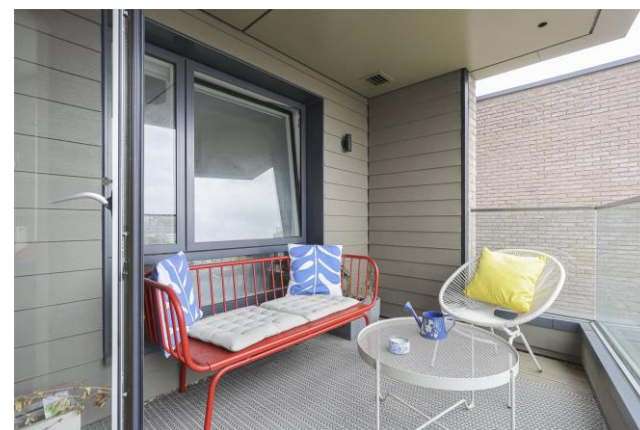
Edgware Road, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA230033

****Allocated Parking Included**** A bright and stylish one bedroom apartment situated on the fifth floor in the modern block, Eastern Point. Spanning a sizeable 577 square feet (Approx.) this stunning apartment boasts from a modern kitchen with Silestone worktops, back painted glass splash back, integrated Zanussi fridge freezer & 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 heated mirrored glass behind sink. Further benefits include 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, a large balcony facing East allowing the apartment to be flooded with natural light.

Colindale is home to a flourishing community of markets, shops and cafes. At the heart of 399F 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 seventh 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 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 (0.5 Miles from Colindale Tube Station) and by car.



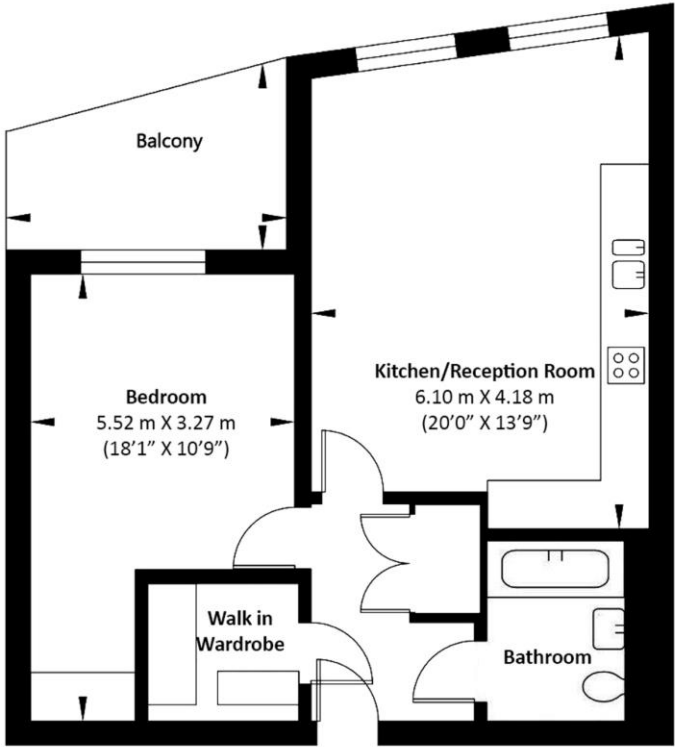


Property Features:


- Secure Underground Parking
- Stylish One Bedroom Apartment
- 577 Square Feet (Approx.)
- Fifth Floor
- East Facing Balcony
- Bang Bang Oriental Food Hall
- 0.5 Miles From Colindale Tube Station (Northern Line, Zone 4)
- 0.7miles away from Burnt Oak station



5th Floor
Total Gross Internal Area
53.56 Sq/m - 577 Sq/ft



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	84	84
(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.

Price Reduced to:	£399,950
Tenure:	Leasehold Expires 13/12/2263 Approximately 239 Years Remaining
Ground Rent:	£350.00 (per annum) Period 01/04/2024-31/03/2025
Service Charge:	£2,286.00 (per annum) For the year of 2024
Anticipated Rent:	£1,850.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: BEA230033

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W: www.benhams.com

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