



# Mannock Close, Colindale, NW9

Asking Price: £285,000



# Mannock Close, Colindale, NW9

🛏️ 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A modern one bedroom apartment located in the highly sought-after Warneford Court, NW9. Perfectly suited for first-time buyers, professionals, or investors, this property offers both comfort and convenience in a peaceful residential setting.

The flat boasts a bright and spacious living area, complemented by large windows that flood the room with natural light. The well-sized double bedroom offers ample storage space, while the modern kitchen is equipped with all essential appliances.

Warneford Court is ideally positioned close to local amenities, including shops, cafes, and transport links, ensuring easy access to central London and beyond. With excellent bus routes and proximity to Colindale tube station (Northern Line), commuting is a breeze!



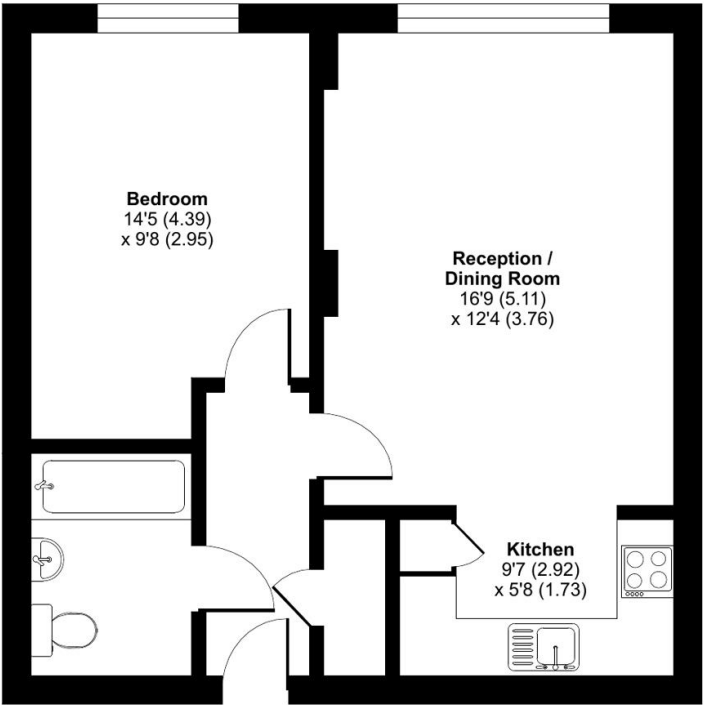


## Property Features:

- Chain Free
- Modern One Bedroom Apartment
- One Bathroom
- Circa. 513 Square Feet
- Fifth Floor
- Lift access
- Colindale Tube Station (Northern Line)
- In Close Proximity To Shopping & Leisure Facilities

## Warneford Court, Mannock Close, Colindale, NW9

Approximate Area = 513 sq ft / 47.6 sq m  
 For identification only - Not to scale



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£285,000
Tenure:	Leasehold Expires 23/08/2133 Approximately 107 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,465.20 (per annum) to June 2026
Anticipated Rent:	£1,400.00 pcm Approx. 5.9% Yield

## Viewings:

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

Our reference: BEA250238

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