



Grahame Park Way, Colindale, NW9

Asking Price: £325,000

 Benham
& Reeves

Grahame Park Way, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A larger than average one bedroom apartment situated on the third floor within the sought after Trinity Square development, NW9. Spanning 608 square feet (approx.) this immaculate home boasts a bright and airy living room with a stylishly fitted kitchen benefiting from integrated appliances and access to a private west facing balcony overlooking the communal courtyard. The carpeted double bedroom offers ample room for storage and workstations. This chain free home also includes a three piece family bathroom suite, utility/storage cupboard, secure allocated parking bay and access to landscaped courtyard gardens.

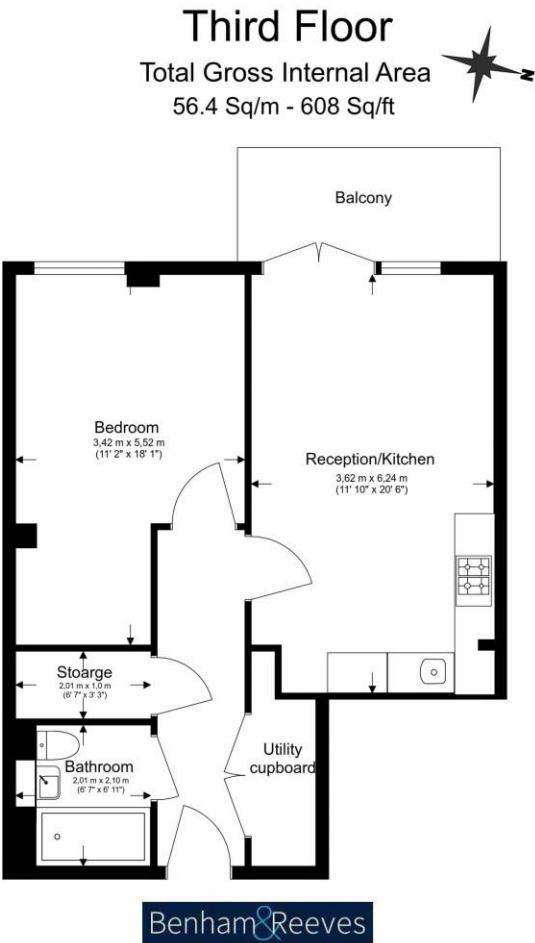
Trinity Square has everything you might need right on your doorstep – great transport connections, good schools within walking distance, a number of shops, restaurants and bars close by and the countryside within easy reach. All our homes are warm and welcoming. Each apartment will have its own landscaped inner courtyard garden, providing a serene space to relax or entertain.





Property Features:

- Stylish One Bedroom Apartment
- Chain Free
- Secure Gated Allocated Parking Space
- 608 Square Feet (Approx)
- Third Floor
- Private West Facing Balcony
- Located Near Mill Hill Broadway & Colindale Tube Station
- Communal Courtyard Gardens



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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:	£325,000
Tenure:	Leasehold Expires 30/09/3014 Approximately 988 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,500.00 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 6.6% Yield

Viewings:

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

Our reference: BEA260078

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E: beaufortpark.sales@benhams.com

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