



Grove Park, Colindale, NW9

Offers in excess of: £440,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240056

A well-presented two bedroom, two bathroom apartment in the modern 399 development offering a spacious 831 (circa) square feet of internal living space. Situated on the fourth floor the apartment boasts from plentiful amounts of natural light with its south facing aspect. The spacious accommodation is built up with a Benchmarx kitchen benefiting from the soho handleless range in dove grey, Silestone worktop and back painted glass backsplash. The kitchen is a part of the open planned living room which leads out onto the South facing balcony. Both bedrooms have the luxury of deep pile carpets with bedroom one also having fitted wardrobes and en-suite shower room with Roca sanitary wear. Further benefits include, a three piece contemporary family bathroom, engineered oak timber flooring to hallway and living areas, and a parking space for one car with EV Charging. A high rated EPC rating, ideal for lower running costs.

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 sixth 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, 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.

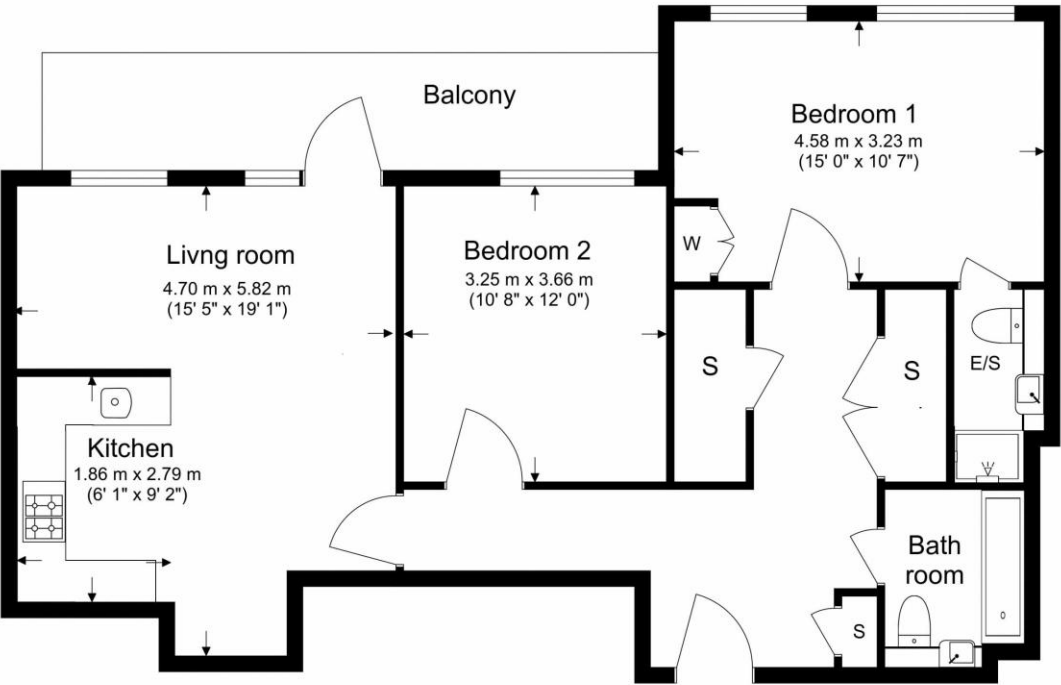




Property Features:

- Chain Free
- Two Bathrooms (including en-suite)
- 831 Square Feet (Approx.)
- Fourth Floor
- South Facing Balcony
- EV Enabled Allocated Parking Space
- Bang Bang Oriental Foodhall
- Colindale Tube Station – Northern Line

Total Gross Internal Area
77.2 Sq/m - 831 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	

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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.

Terms & Conditions:

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

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Tenure:	Leasehold Expires 13/12/2264 Approximately 239 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2025
Service Charge:	£4,370.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: BEA240056

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