



Silverworks Close, Colindale, NW9

Price Reduced to: £440,000

 Benham
& Reeves

Silverworks Close, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240096

****Parking Included**** A stylish two bedroom, two bathroom apartment located on the first floor. The apartment spans a generous 820 sqft (approx.) and benefits from double bedrooms with built in wardrobes with the principal bedroom offering an ensuite shower room, a fully integrated kitchen and open plan dining area which leads out onto the private balcony, and a modern 3-piece bathroom suite.

Silver Works is an impressive new residential village situated in the rapidly regenerating North London suburb of Colindale. Prior to its 21st century transformation into a collection of modern homes, the site was occupied by a telephone and electric works building, and prior to this it was used by the Royal Air Force in the First World War for ammunition manufacturing and aeroplane component production.

The development is a mere 10-minute walk away from Colindale Tube station, which sits in Zone 4 on the Northern line and offers speedy services into the heart of Central London. Hendon's mainline station is also roughly a mile away from the development and offers services to St Albans, Luton and Brighton. By road, residents can reach Marble Arch in approximately 30 minutes via the A5, which offers a direct route into the West End, whilst the first junction of the M1 is accessible in around a 10-minute drive for access to north-westerly destinations including Watford, Dunstable and Milton Keynes

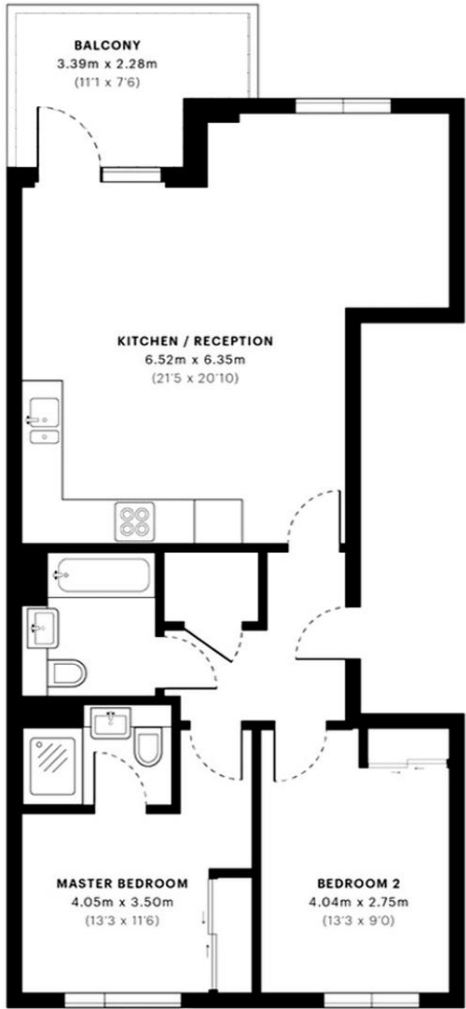





Property Features:

- Stylish Two Bedroom Apartment
- Chain Free
- Secure Allocated Parking
- Two Bathrooms
- First Floor
- 820 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- Loon Fung Chinese Supermarket

First Floor
Total Gross Internal Area
76.22 Sq/m - 820.43 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	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 	

Terms & Conditions:

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

Price Reduced to: £440,000

Tenure: Leasehold
Expires 31/12/2016
Approximately 991 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2024

Service Charge: £2,670.00 approx. (per annum)
For the year of 2024

Anticipated Rent: £1,950.00 pcm
Approx. 5.3% Yield

Viewings:

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

Our reference: BEA240096

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

