



Grove Park, Colindale, NW9

Asking Price: £410,000

Benham
& Reeves

Grove Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250023

A well presented two bedroom, two bathroom apartment on the first floor of this modern block within the well located Silverworks Development. The apartment spans an impressive 773 square feet (Approx.) and benefits from a luxury kitchen diner with Smeg integrated appliances (low level oven, microwave, 4 ring ceramic hob with hood, dishwasher and fridge/freezer.) The bright and spacious bedrooms boast from fitted hardwood engineered flooring and full height fitted wardrobes with sliding doors. Bedroom one has the added benefit of an en-suite shower room with stone effect porcelain floor tiles and fully tiled walls. The property further boasts from a large balcony attracting a lot of sunlight, Space and water heating via the development communal energy centre serving individual heat interface units, natural oak one strip hardwood engineered flooring, video entry and one allocated secure underground parking bay.

Colindale is home to a flourishing community of markets, shops and cafes. Silverworks is moments away from Loon Fung Chinese supermarket, a branch of London's oldest established supplier of oriental foods. Bang Bang Oriental Food Hall has recently celebrated its fifth 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'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 and by car.


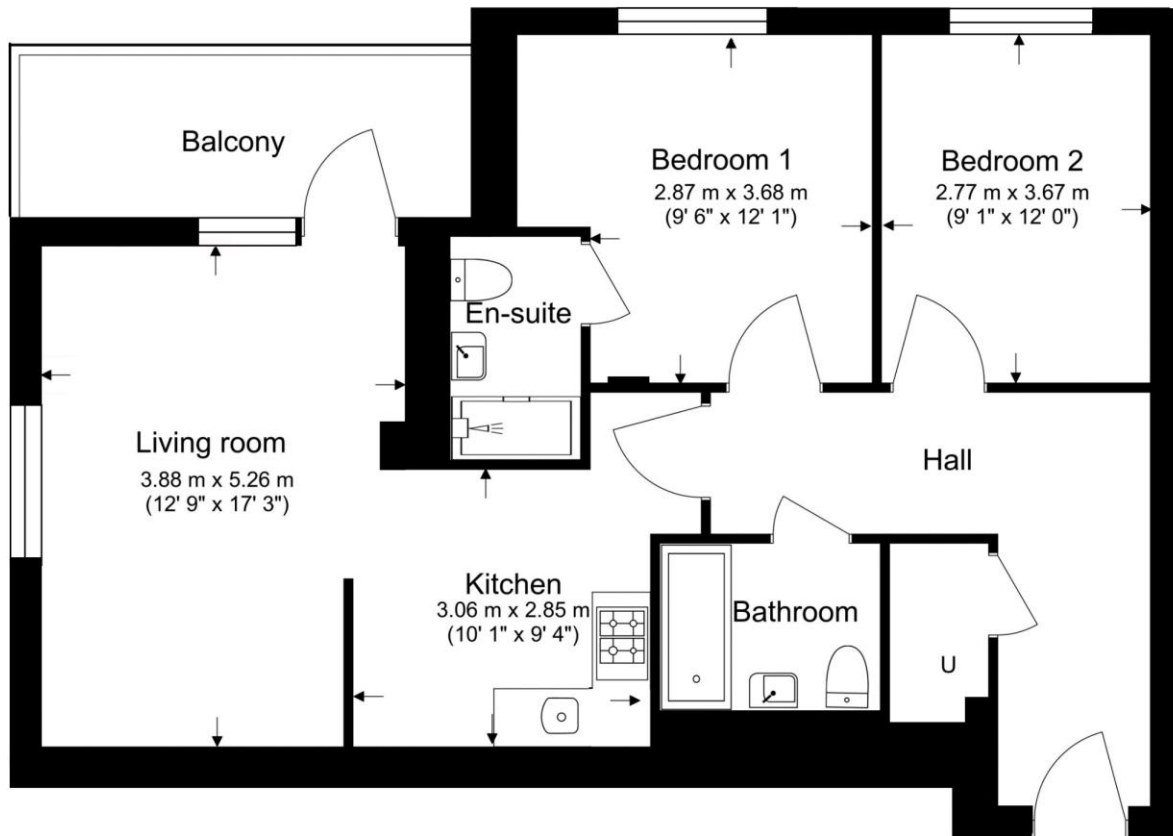




Property Features:

- Secure Allocated Parking
- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- 773 Square Feet (Approx.)
- 87 Square Foot (Approx.) Balcony
- North West Aspect
- Colindale Tube Station (Northern Line)

1st Floor
 Total Gross Internal Area
 71.9 Sq/m - 773 Sq/ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.

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Tenure: Leasehold
Expires 31/12/3016
Approximately 991 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2025

Service Charge: £2,600.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,975.00 pcm
Approx. 5.8% Yield

Viewings:

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

Our reference: BEA250023

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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