



Benham & Reeves

Mannock Close, Colindale, NW9

Offers in excess of: £400,000

 Benham
& Reeves

Mannock Close, Colindale, NW9

🛏 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

REF#: BEA250029

A modern two bedroom apartment on the fifth floor, boasting an open-plan reception room with kitchen area, two double bedrooms (principle with ensuite shower room) and a roof terrace with pleasing west facing views. Further benefits include an allocated parking bay and no onward selling chain.

Mannock Close benefits from the many amenities found in Colindale, while nearby Colindale Underground Station provides strong transport links into and out of London.

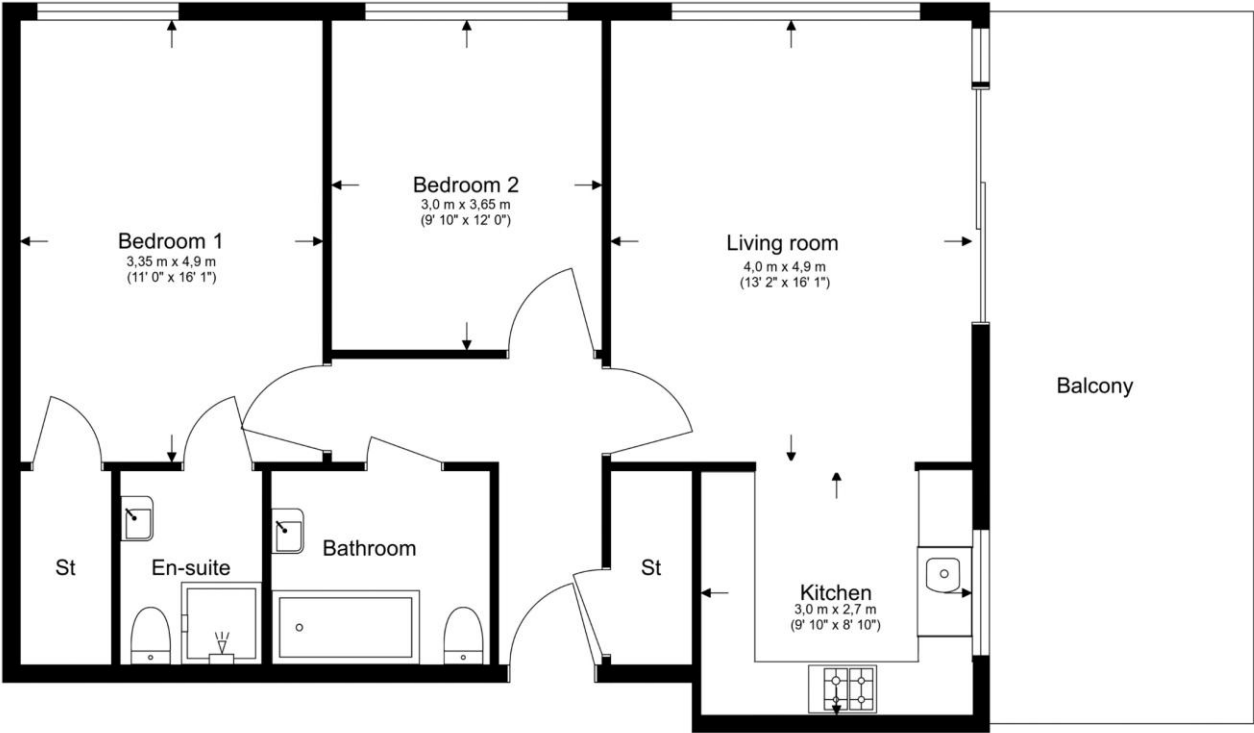




Property Features:

- Chain Free
- Private West Facing Terrace
- Fifth Floor
- Two Bedroom Apartment
- Two Bathrooms
- 803 Square Feet (Approx.)
- Allocated Parking Space
- Colindale Tube Station (Northern Line)

Fifth Floor
Total Gross Internal Area
75 Sq/m - 803 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		
(69-80) C	79	79
(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.

Offers in excess of:	£400,000
Tenure:	Leasehold Expires 23/08/2133 Approximately 108 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£1,800.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,900.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: BEA250029

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