



Silverworks Close, Colindale, NW9

Offers in excess of: £475,000

Benham
& Reeves

Silverworks Close, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Allocated Parking Space A larger than average two bedroom apartment offered in immaculate condition throughout. Spanning an impressive 959 square feet (approx.) this ground floor home boasts a custom designed kitchen with integrated appliances, an open planned reception room flooded with natural light from its southern aspect and leading out to a private terrace area. Both bedrooms are carpeted and offer ample space with bedroom two having the added luxury of a walk in dressing room, with the principle bedroom having built in wardrobes and ensuite shower room. Further benefits of this luxurious home include a stylish bathroom, large utility room, a long lease of 900+ years, communal gardens with small children's play area, and on street guest parking on neighbouring roads.

Colindale is home to a flourishing community of markets, shops and cafes. Moments away from Silverworks Close 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 eighth 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 Morrisons Supermarket Colindale, Marks and Spencer's, Aldi and Asda Supermarkets are all within 500 meters.

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.



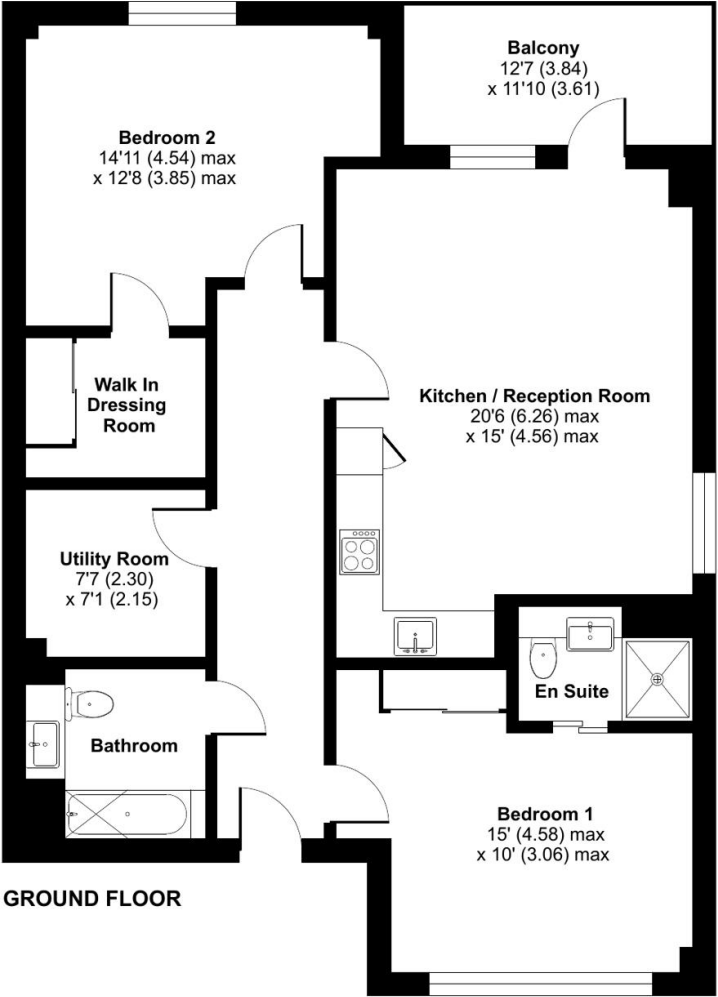


Property Features:

- Allocated Parking Space
- Two Bathrooms
- 959 Square Feet (Approx.)
- Large Utility Room & Dressing Room
- Private South Facing Terrace
- Installed & Plumbed Water Softener
- Moments Away From Bang Bang Food Hall, M&S & Aldi
- Colindale Tube Station (Northern Line)

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Approximate Area = 959 sq ft / 89 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.

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Tenure: Leasehold
Expires 31/12/3016
Approximately 990 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2026

Service Charge: £3,900.54 (per annum)
to Jun 2026

Anticipated Rent: £2,000.00 pcm
Approx. 5.1% Yield

Viewings:

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

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