



Mornington Close, Colindale, NW9

Asking Price: £400,000

 Benham
& Reeves

Mornington Close, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Allocated Parking Space Included**** Located on the first floor of Billroth Court is this superb 784 square foot (approx.) apartment. The property boasts a bright and airy reception room offering a western aspect and direct access to the private balcony, the contemporary kitchen is neatly tucked away and offers integrated appliances and ample storage. Both bedrooms are carpeted and well sized offering enough space for wardrobes and furniture, the principal bedroom has the added luxury of an ensuite shower room. Both the ensuite and family bathroom are stylishly fitted. The apartment which is perfect for working professionals and/or families also benefits from a dedicated parking bay (gated), visitor parking, a utility cupboard and a water softener system for added comfort.

Billroth Court is located just a short walk from Colindale Underground Station, providing direct access to the Northern Line and convenient connections into central London. A wide selection of shops, cafés, gyms, and local parks are all within easy reach, contributing to the area's growing popularity and vibrant community feel.

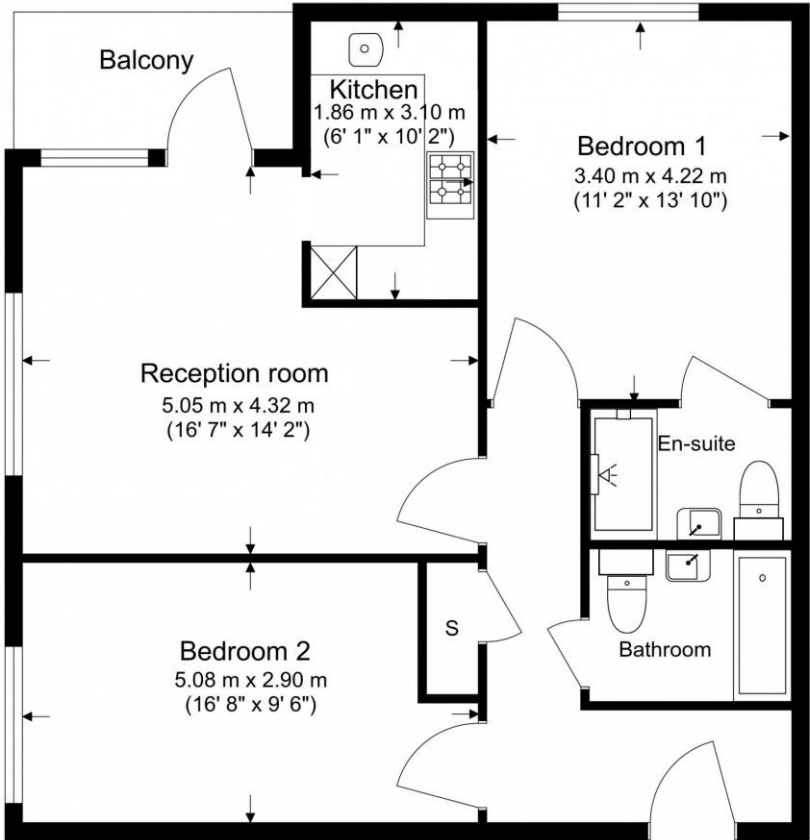




Property Features:

- Vacant & Chain Free
- Gated Allocated Parking Space & Visitors Parking Available
- Modern Two Bed, Two Bath Apartment
- First Floor
- 784 Square Feet (Approx.)
- Private Balcony
- Integrated Water Softener
- Colindale Tube Station (Northern Line)

First Floor
Total Gross Internal Area
72.8 Sq/m - 784 Sq/ft



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.

Asking Price:	£400,000
Tenure:	Leasehold Expires 23/12/2136 Approximately 110 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£3,000.00 (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 6.3% Yield

Viewings:

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

Our reference: BEA260151

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

