



Heath Parade, Grahame Park Way, Colindale, NW9

Asking Price: £375,000

Benham
& Reeves

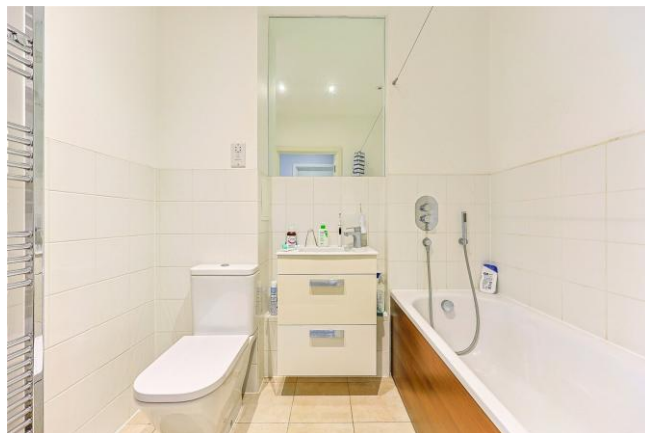
Heath Parade, Grahame Park Way, Colindale, NW9

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

A contemporary two bedroom, two bathroom apartment located on the third floor of Pegasus Court within Heath Parade in North West London is spanning an approximate 721 square feet. The property offers a bright and airy living space with wood flooring leading onto a private balcony, with an open plan fitted kitchen comprising a built-in dishwasher, fridge/freezer, microwave, cooker and oven. There are two double neutrally decorated bedrooms in which the principle bedroom benefits from an ensuite, with bedroom two having a private west facing balcony. Further benefits include a modern three-piece family bathroom, lifts to all floors and no onward selling chain.

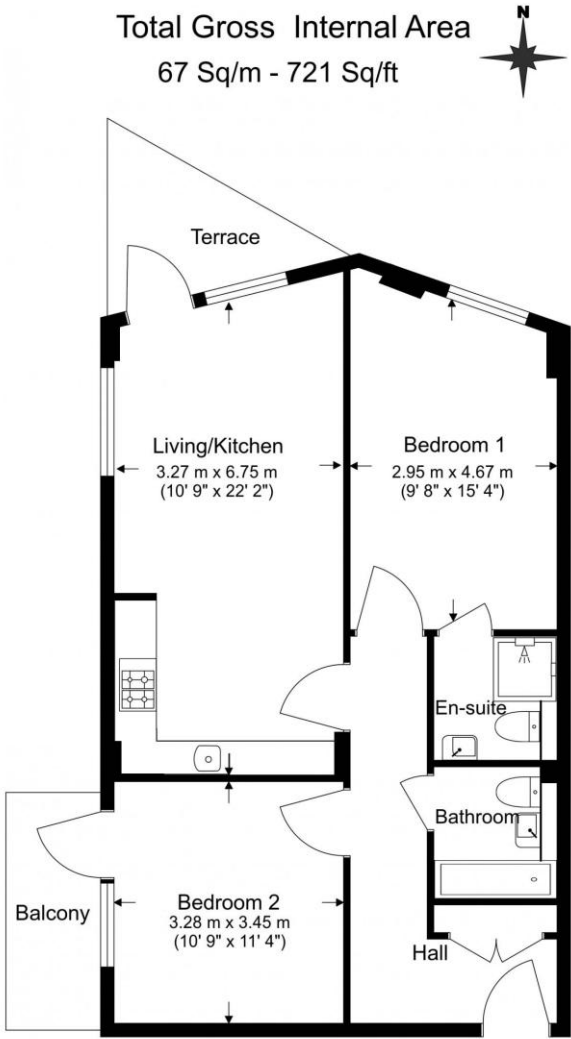
Pegasus Court is located within North West London's newly regenerated area in Colindale. This development is walking distance from Colindale Underground Station which allows a quick commute into Central London in under 30 mins. This development is also in close proximity to local restaurants, bars and shops.





Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- Circa. 721 Square Feet
- Third Floor
- Two Balconies
- Colindale Tube Station (Northern Line)
- Bike Storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

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

Asking Price:	£375,000
Tenure:	Leasehold Expires 30/06/2264 Approximately 238 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,322.72 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: BEA220861

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

