



Henshaw Parade, The Hyde, Colindale, NW9

Asking Price: £675,000

 Benham
& Reeves

Henshaw Parade, The Hyde, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240317

****Newly Completed**** An opportunity to purchase a new three bedroom, two bathroom, 953 square foot apartment in the highly sought after Silkstream development by the prestigious Berkeley Group. The property is set on the sixth floor with spacious private balcony offering views over the Mosaic Garden. The kitchen is custom designed with integrated appliances and all bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylish fitted with further benefits including ample storage and utility room.

Silkstream is a low carbon, nature rich neighbourhood in Hendon; a vibrant area of North West London that offers excellent schools, shops, cafés and restaurants. Connections to the city are easy with Hendon Station (Thameslink), Brent Cross West Station (Thameslink) and Hendon Central Station (Northern Line) within walking distance. Being on the Edgware Road; the M1, A5 and North Circular offer a choice of road links into and out of London.

Set in 1.4 acres of podium gardens with an additional 1.5 acre public park and 175 metre oxbow lake, Silkstream's outdoor spaces have been carefully considered for all to enjoy. Flowing around the eastern perimeter; one of London's forgotten rivers, The Silk Stream, will be sensitively regenerated.

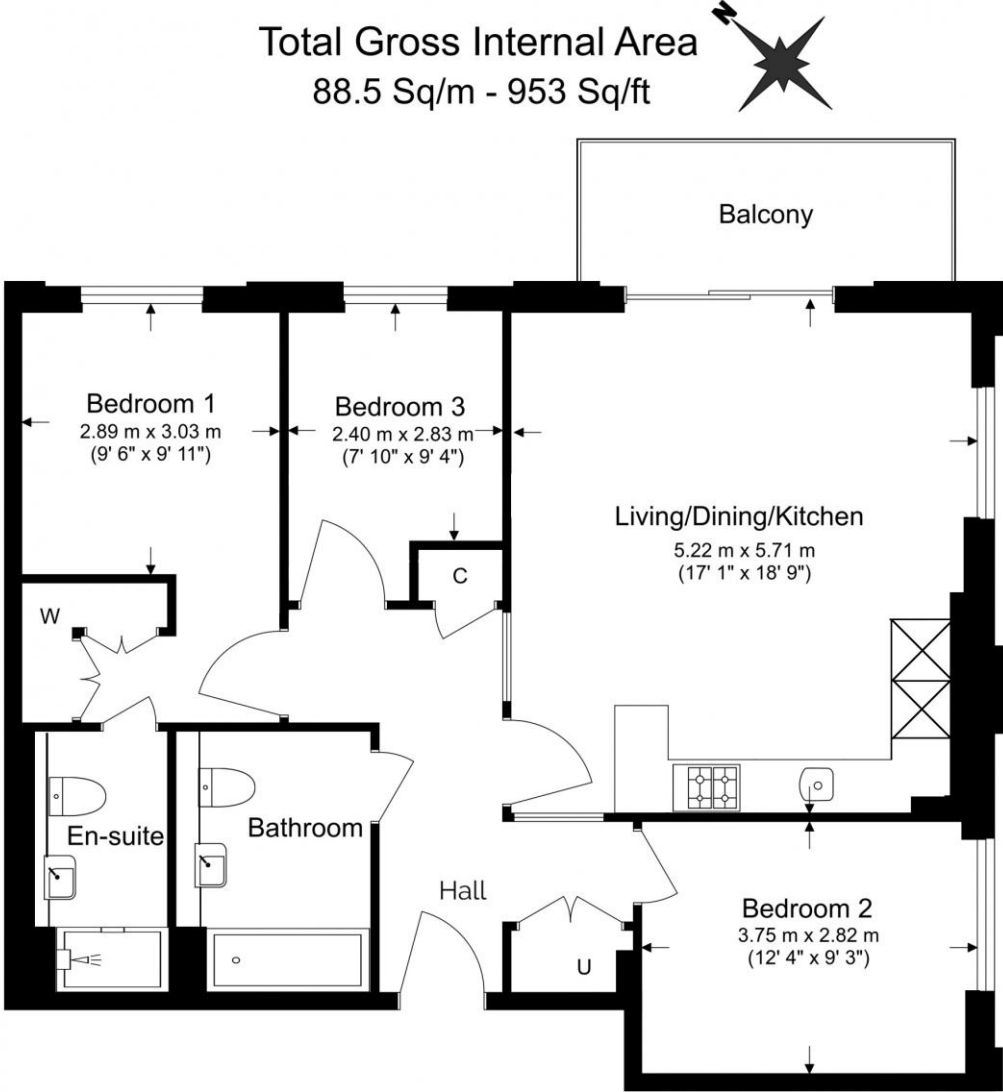


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Property Features:

- Newly Completed
- 953 Square Foot Three Bedroom Apartment
- Zone 3, 19 Minutes To Central London
- A 1.5 acre Public Park & 175 Metre Oxbow Lake Concierge & Sociable Residents' Lounge
- Co-working Area With Meeting Spaces & Teleconferencing Booths
- Contemporary Gym & Fitness Studio
- Two Private Screening Rooms



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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:	£675,000
Tenure:	Leasehold Expires 01/05/3016 Approximately 990 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£4,751.91 approx. (per annum) For the year of 2025
Anticipated Rent:	£3,500.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA240317

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