



# Henshaw Parade, The Hyde, Colindale, NW9

Asking Price: £675,000



# 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.

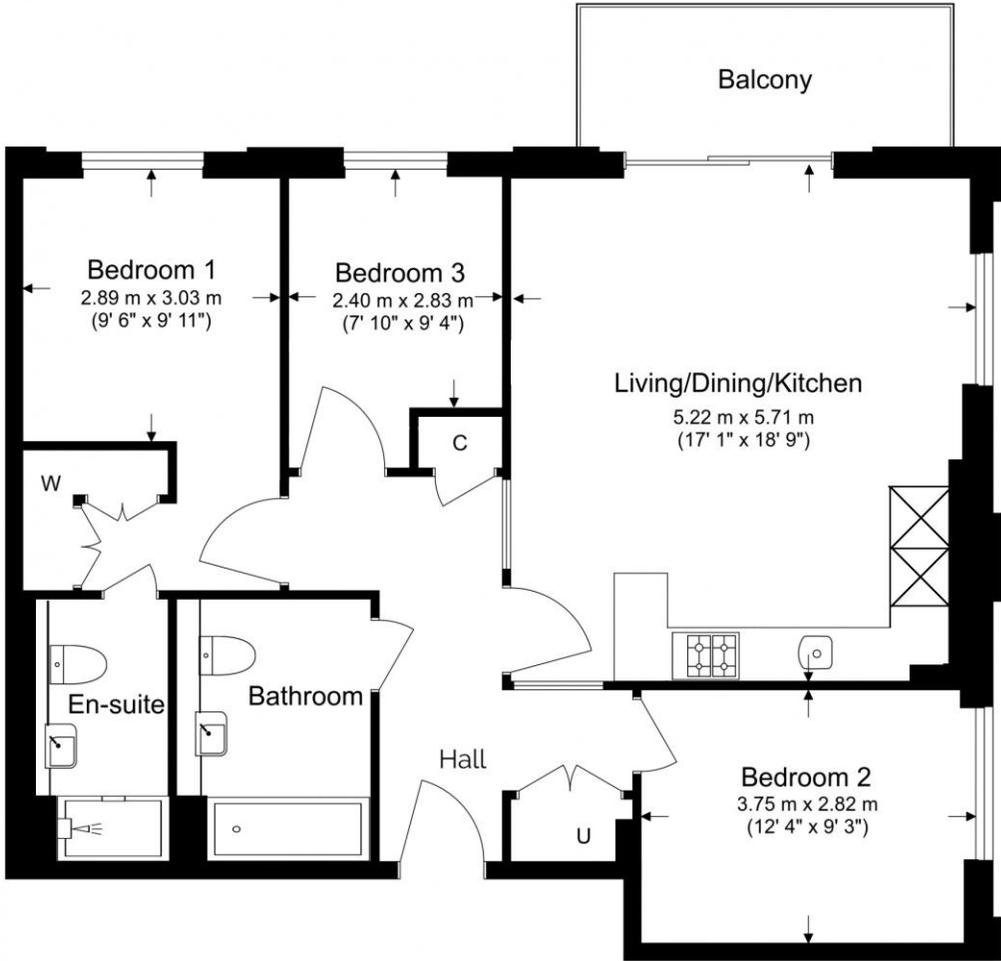




## Property Features:

- 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

Total Gross Internal Area  
88.5 Sq/m - 953 Sq/ft



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		



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:	£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

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://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

