



Martlesham Walk, Colindale, NW9

Price Reduced to: £290,000

Benham
& Reeves

Martlesham Walk, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF# BEA220597

**** With Parking **** Located 0.5 miles away from Colindale Tube Station is this 1 bedroom top floor apartment. This bright and spacious property has been kept in great decorative order throughout and is situated on the top floor benefiting from a large loft space. Spanning of 528 square feet (Approx.) the property also benefits from a private balcony, allocated car space, open plan kitchen diner and two built in storage cupboards.



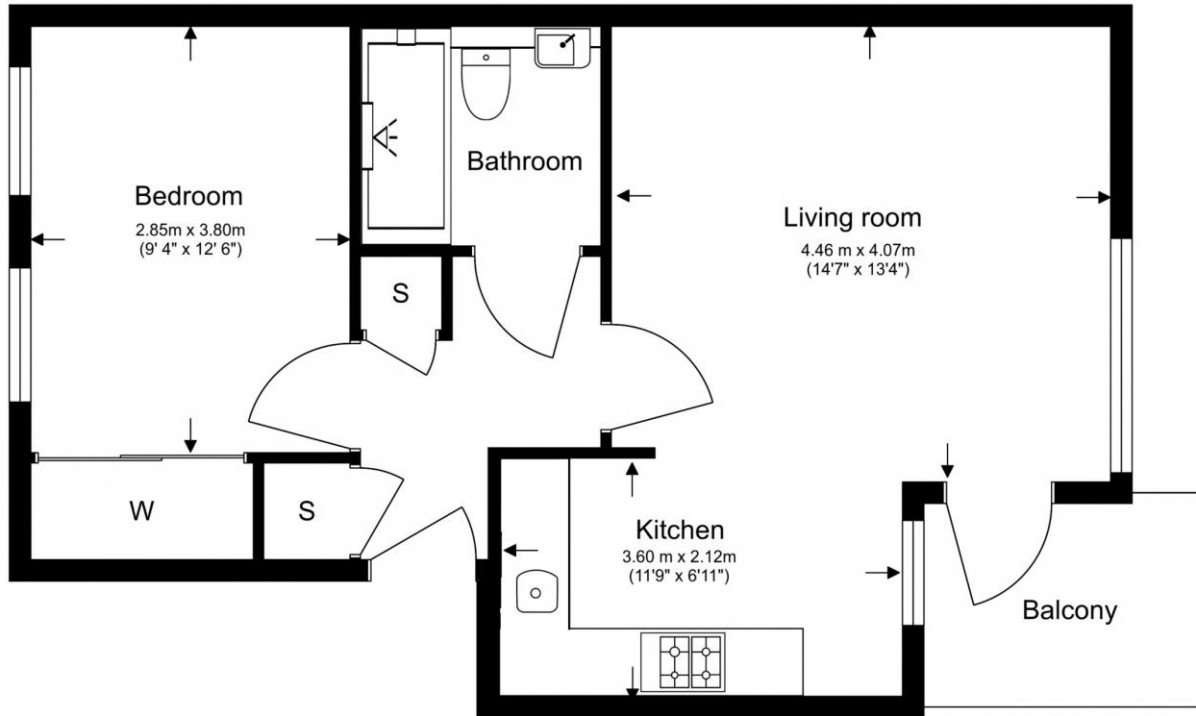


Property Features:

- Ideal For Investors or First Time Buyers
- Allocated Parking
- One Bathroom
- One Bedroom
- 528 Square Foot (Approx.)
- Top Floor
- Loft Storage
- Private Balcony
- Colindale Tube Station (Northern Line, Zone 4)



Total Gross Internal Area 49.0 Sq/m - 528 Sq/ft



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.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Terms & Conditions:

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

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to:

Tenure: Leasehold

Expires 31/12/2127

Approximately 103 Years Remaining

Ground Rent: Nil

Service Charge: £1,400.00 approx. (per annum)

For the year of 2024

Viewings:

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

Our reference: BEA220597

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