



Observer Close, Colindale, NW9

Price Reduced to: £300,000

 Benham
& Reeves

Observer Close, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA230098

Offer bright and spacious accommodation throughout is this stylish one bedroom, one bathroom apartment. Situated one the second floor of this modern block, the apartment boasts from a custom designed kitchen with integrated appliances, the reception room which is separate from the kitchen is flooded with natural light as it leads out onto the South East balcony. The bedroom is a great size and also offers well-lit living. Further benefits include a modern bathroom, storage cupboard and lift access to all floors.

The property is conveniently located close to Colindale station, as well as regular bus routes providing excellent links to the surrounding area. There are a variety of local shops and amenities within a short distance, as well as pleasant open spaces including Colindale Park and Silkstream Park, and the site of the RAF museum.



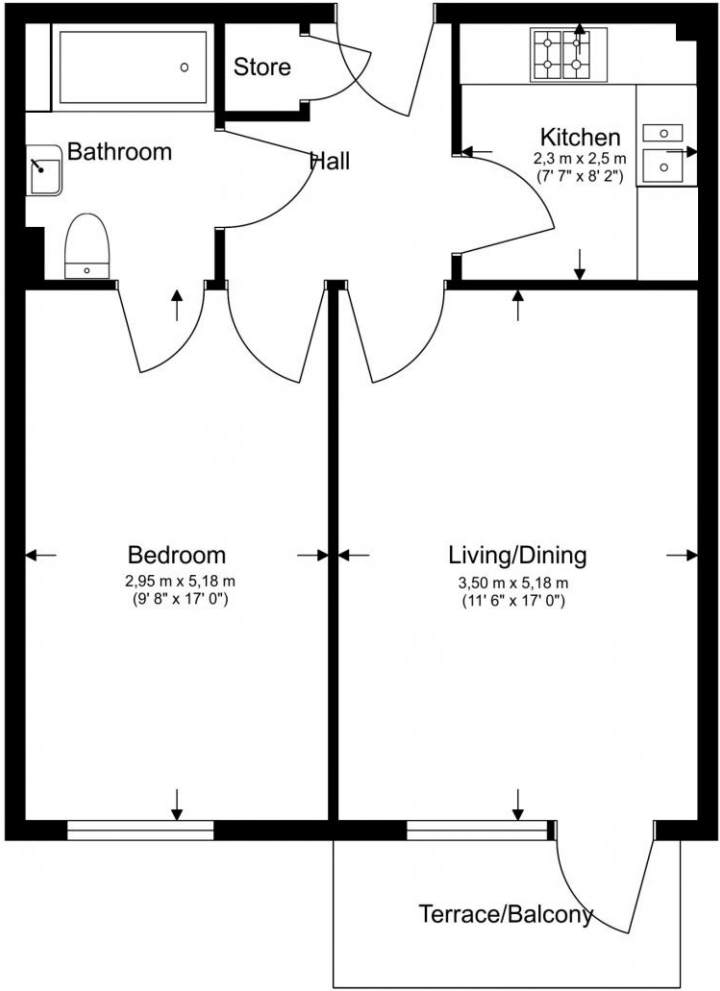


Property Features:

- Chain Free
- One Bedroom Stylish Apartment
- Well Presented Throughout
- Second Floor
- 545 Square Feet (approx.)
- Southernly Aspect
- Moments Away From Local Amenities
- Colindale Tube Station



Total Gross Internal Area
50.67 Sq/m - 545 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 | 85 | 85 |
| (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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Tenure: Leasehold
Expires 23/06/2265
Approximately 241 Years Remaining

Ground Rent: £508.14 (per annum)
For the year of 2024
And Block Insurance around £505.00 (per annum)

Service Charge: £2,202.15 approx. (per annum)
For the year of 2024

Anticipated Rent: £1,365.00 pcm
Approx. 5.5% Yield

Viewings:

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

Our reference: BEA230098

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Singapore | South Africa | Turkey

