



# The Hyde, London, NW9

Offers Over: £300,000

# The Hyde, London, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240204

A stylish one bedroom apartment located on the fourth floor of Mar House. The apartment spans a generous 552 square feet (approx.) and is made up of a custom designed kitchen with integrated appliances, a bright and airy reception room with direct access to a private balcony offering far reaching northern views, a spacious double bedroom with ample room for storage, modern three piece bathroom suite and a utility room. Further benefits include an allocated parking space, lifts to all floors and no onward selling chain.

Mar House is currently undergoing remedial works which are estimated to complete by December 2024. There are a variety of local shops and amenities operating across the Edgware Road, including an onsite Anytime Fitness Gym, M&S Food, Aldi, Starbucks and Nandos. Also located moments away is Loon Fung Chinese supermarket that sits alongside the highly reviewed Bang Bang Oriental indoor food hall. In addition Mar House is just a short ride from both Brent's Cross Shopping Centre and Middlesex University. Mar House is ideally located, only a short walk to Colindale tube station (northern line) providing easy access to the city centre.



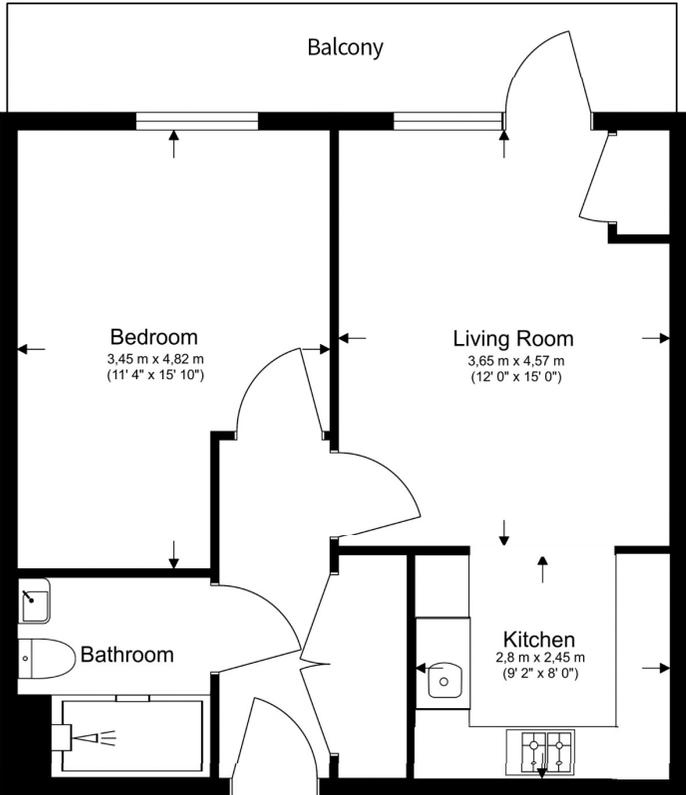


## Property Features:

- Chain Free
- Allocated Parking Space
- One Bedroom Apartment
- One Bathroom
- 552 Square Feet (Approx.)
- Fourth Floor
- Private Balcony
- Colindale Tube Station (Northern Line)



Total Gross Internal Area  
51.3 Sq/m - 552 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Offers Over:	£300,000
Tenure:	Leasehold Expires 14/01/3015 Approximately 990 Years Remaining
Ground Rent:	£350.00 (per annum) For the year of 2024
Service Charge:	£3,770.60 (per annum) For the year of 2024
Anticipated Rent:	£1,350.00 pcm Approx. 5.4% Yield

## Viewings:

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

Our reference: BEA240204

T: 020 8732 7980

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

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

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