



Silverworks Close, Colindale, NW9

Price Reduced to: £450,000

Benham
& Reeves

Silverworks Close, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240096

****Parking Included**** A stylish two bedroom, two bathroom apartment located on the first floor. The apartment spans a generous 820 sqft (approx.) and benefits from double bedrooms with built in wardrobes with the principal bedroom offering an ensuite shower room, a fully integrated kitchen and open plan dining area which leads out onto the private balcony, and a modern 3-piece bathroom suite.

Silver Works is an impressive new residential village situated in the rapidly regenerating North London suburb of Colindale. Prior to its 21st century transformation into a collection of modern homes, the site was occupied by a telephone and electric works building, and prior to this it was used by the Royal Air Force in the First World War for ammunition manufacturing and aeroplane component production.

The development is a mere 10-minute walk away from Colindale Tube station, which sits in Zone 4 on the Northern line and offers speedy services into the heart of Central London. Hendon's mainline station is also roughly a mile away from the development and offers services to St Albans, Luton and Brighton. By road, residents can reach Marble Arch in approximately 30 minutes via the A5, which offers a direct route into the West End, whilst the first junction of the M1 is accessible in around a 10-minute drive for access to north-westerly destinations including Watford, Dunstable and Milton Keynes.



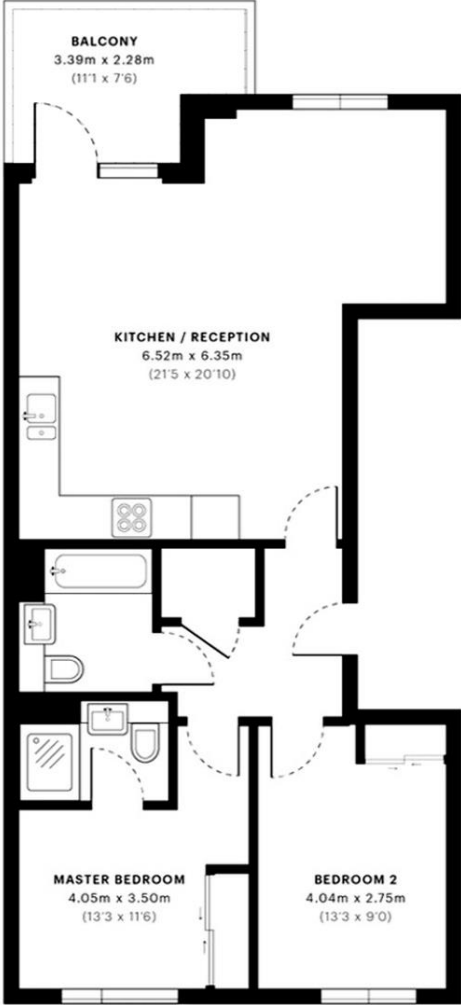


Property Features:

- Stylish Two Bedroom Apartment
- Chain Free
- Secure Allocated Parking
- Two Bathrooms
- First Floor
- 820 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- Loon Fung Chinese Supermarket



First Floor
Total Gross Internal Area
 76.22 Sq/m - 820.43 Sq/ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(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	

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.

Price Reduced £450,000
to:

Tenure: Leasehold
Expires 31/12/3016
Approximately 992 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2024

Service Charge: £2,670.00 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA240096

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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