



# Grove Park, Colindale, NW9

Price Reduced to £440,000

Benham & Reeves

# Grove Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240098

A well presented two bedroom, two bathroom apartment on the first floor of this modern block within the well located Silverworks Development. The apartment spans a generous 763 square feet (Approx.) and benefits from a luxury kitchen diner with Smeg integrated appliances (low level oven, microwave, 4 ring ceramic hob with hood, dishwasher and fridge/freezer.) The bright and spacious bedrooms boast from fully fitted quality oatmeal coloured carpet on underlay and full height fitted wardrobes with sliding doors. Bedroom one has the added benefit of an en-suite shower room with stone effect porcelain floor tiles and fully tiled walls. The property further boasts from a large balcony south facing balcony and offers privacy being at the rear of the block, space and water heating via the development communal energy centre serving individual heat interface units, natural oak one strip hardwood engineered flooring, video entry and one allocated secure underground parking bay.

Colindale is home to a flourishing community of markets, shops and cafes. Silverworks is moments away from Loon Fung Chinese supermarket, a branch of London's oldest established supplier of oriental foods. Bang Bang Oriental Food Hall has recently celebrated its seventh year of offering customers a wide range of delectable dishes and events. The highly rated Golden Dragon Restaurant is situated on the ground floor of Bang Bang and both sit alongside the new and imposing Morrisons Supermarket Colindale, Marks and Spencer's, Aldi and Asda Supermarkets are all within 500 meters. A large number of highly rated ofsted schools within the area and medical centre are only a five-minute walk away from the development while Brent Cross Shopping Centre and Middlesex University are easily accessible both via the tube and by car.



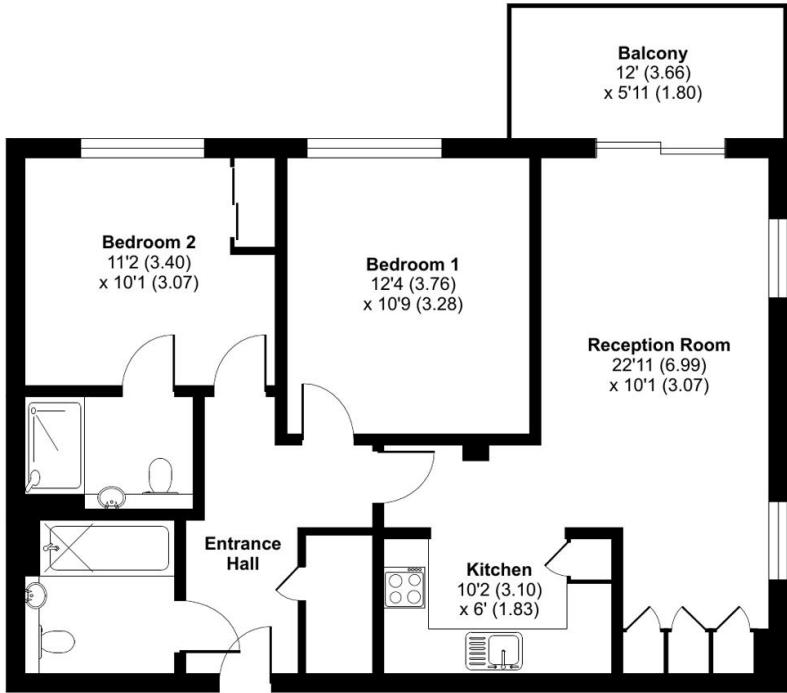


## Property Features:

- Immaculate Two Bedroom Apartment
- Secure Allocated Parking
- Chain Free
- Two Bathrooms
- 763 Square Feet (Approx.)
- South East & West Aspect
- Colindale Tube Station (Northern Line Zone 4)
- Loon Fung Chinese Supermarket

## Grove Park, NW9

Approximate Area = 763 sq ft / 70.8 sq m  
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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.

Price Reduced to: £440,000

Tenure: Leasehold  
Expires 31/12/3015  
Approximately 990 Years Remaining

Ground Rent: £400.00 (per annum)  
For the year of 2025

Service Charge: £3,284.88 approx. (per annum)  
For the year of 2025

Anticipated Rent: £2,000.00 pcm  
Approx. 5.5% Yield

## Viewings:

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

Our reference: BEA240098

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