



Grahame Park Way, Colindale, NW9

Asking Price: £375,000

Benham
& Reeves

Grahame Park Way, Colindale, NW9

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

REF#: BEA240235

A contemporary two bedroom, one bathroom apartment located on the second floor of Pegasus Court within Heath Parade in North West London is spanning an approximate 667 square feet. The property offers a bright and airy living space with wood flooring leading onto a private balcony, with an open plan fitted kitchen comprising a built-in dishwasher, fridge/freezer, microwave, cooker and oven. There are two double neutrally decorated bedrooms in which the principle bedroom benefits from access to a private balcony. Further benefits include a modern three-piece family bathroom, lifts to all floors and no onward selling chain.

Pegasus Court is located within North West London's newly regenerated area in Colindale. This development is walking distance from Colindale Underground Station which allows a quick commute into Central London in under 30 mins. This development is also in close proximity to local restaurants, bars and shops.





Property Features:

- Two Bedroom Apartment
- One Bathroom
- Chain Free
- Second Floor
- Two Balconies
- Colindale Tube Station (Northern Line)
- Local Shopping & Leisure Facilities
- Bike Storage



Second Floor
 Total Gross Internal Area
 62.0 Sq/m - 667 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+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 30/06/2264
Approximately 239 Years Remaining

Ground Rent: £250.00 (per annum)
For the year of 2025

Service Charge: £1,680.00 (per annum)
For the year of 2025

Anticipated Rent: £1,780.00 pcm
Approx. 5.7% Yield

Viewings:

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

Our reference: BEA240235

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