

Grahame Park Way, Colindale, NW9 Asking Price: £375,000



2 Bedroom (s) 🛁 1 Bathroom (s) O→ 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.









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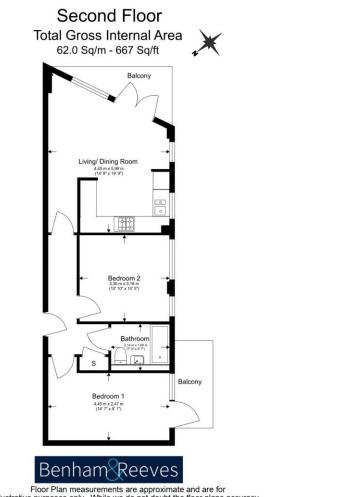


Property Features:

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

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Energy Efficiency Rating Current Potential Very energy efficient - lower running costs A (92+) B (81-91) 83 83 C (69-80) D (55-68) Ξ (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

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.

Asking Price:	£375,000
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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