



Grahame Park Way, Colindale, NW9

Offers Over: £450,000

Benham
& Reeves

Grahame Park Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250003

A spacious and contemporary two bedroom apartment situated on the third floor and spanning an impressive 913 square feet (approx.). Boasting from a large open planned living room with a stylishly fitted kitchen benefiting from integrated appliances and direct access to a private balcony facing west over the beautifully landscaped gardens. Both carpeted bedrooms face east and offer ample room for wardrobes with the principle bedroom having the added luxury of an ensuite shower room. Further benefits include a three piece family bathroom suite, utility & storage cupboard, secure allocated parking bay with EV charger and a basement storage cupboard for added convenience.

Trinity Square has everything you might need right on your doorstep – great transport connections, good schools within walking distance, a number of shops, restaurants and bars close by and the countryside within easy reach. All our homes are warm and welcoming. Each apartment will have its own landscaped inner courtyard garden, providing a serene space to relax or entertain.

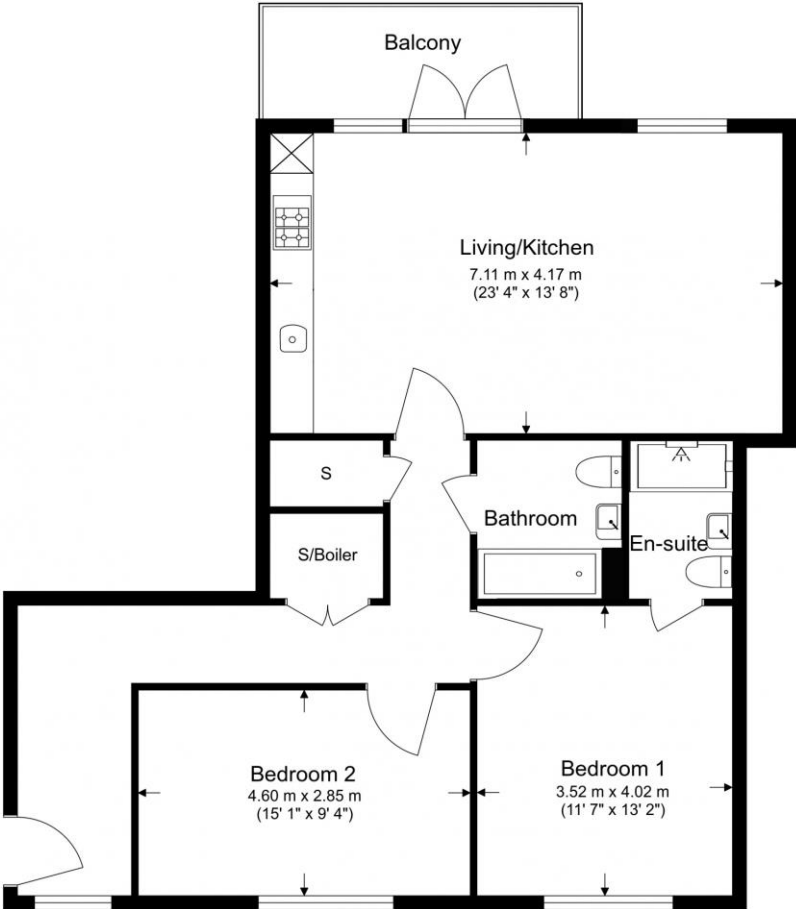




Property Features:

- Allocated Gated Parking Space With EV Charger
- Basement Storage Cupboard
- Stylish Two Bedroom Apartment
- Two Bathrooms
- 913 Square Feet (Approx.)
- Third Floor
- West Facing Balcony Overlooking Landscaped Gardens
- Located Near Mill Hill Broadway & Colindale Tube Station

Total Gross Internal Area
84.9 Sq/m - 913 Sq/ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	

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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.

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Tenure: Leasehold
Expires 30/09/3014
Approximately 989 Years Remaining

Ground Rent: £350.00 (per annum)
For the year of 2025

Service Charge: £2,594.24 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,000.00 pcm
Approx. 5.3% Yield

Viewings:

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

Our reference: BEA250003

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