



# The Greenway, Colindale, NW9

Asking Price: £400,000



# The Greenway, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250016

Spanning an impressive 804 square feet (approx.) is this modern first floor two bedroom, two bathroom apartment. The apartment boasts a custom designed kitchen with integrated appliances, a bright and airy reception room with floor to ceiling windows, two double carpeted bedrooms offering ample room for wardrobes with the principle bedroom having the added benefit of an ensuite shower room. The ensuite and family bathroom are stylishly fitted with large porcelain floor tiles. Further advantages of this immaculate apartment consist of a long lease, allocated parking bay and no onward selling chain.

Green Point is a modern haven inside out bustling capital. Ideally located to maximise the benefits of contemporary city living, the development is situated in Colindale, North London, where an abundance of transport links makes access to Central London convenient and efficient. Local shopping and leisure amenities are on the doorstep as well as opportunities to enjoy green, open spaces.



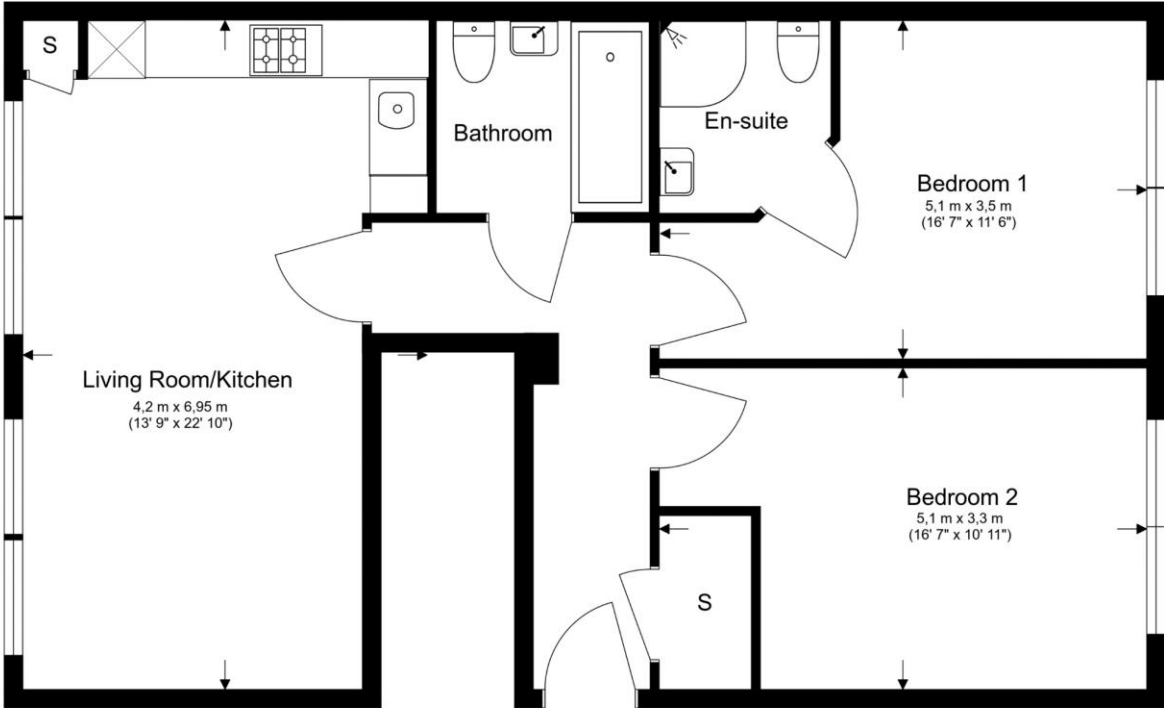


## Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- An Impressive 804 Square Feet (Approx.)
- Allocated Parking Space
- Colindale Tube Station (Northern Line)
- Nearby Leisure & Shopping Facilities

## Total Gross Internal Area

74.6 Sq/m - 804 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Asking Price: £400,000

Tenure: Leasehold  
Expires 28/03/3017  
Approximately 992 Years Remaining

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

Service Charge: £4,018.08 approx. (per annum)  
For the year of 2025

## Viewings:

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

Our reference: BEA250016

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W: [www.benhams.com](http://www.benhams.com)

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