



Benham & Reeves

# Mannock Close, London, NW9

Asking Price: £475,000

Benham  
& Reeves

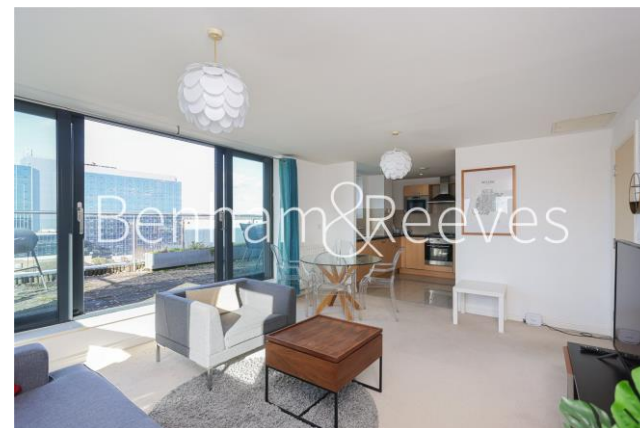
# Mannock Close, London, NW9

🏠 2 Bedroom (s)   🚿 2 Bathroom (s)   🔑 To be advised

REF#: BEA250029

A modern two bedroom apartment on the fifth floor, boasting an open-plan reception room with kitchen area, two double bedrooms (principle with ensuite shower room) and a roof terrace with pleasing west facing views. Further benefits include an allocated parking bay and no onward selling chain.

Mannock Close benefits from the many amenities found in Colindale, while nearby Colindale Underground Station provides strong transport links into and out of London.





## Property Features:

- Chain Free
- Private West Facing Terrace
- Fifth Floor
- Two Bedroom Apartment
- Two Bathrooms
- 803 Square Feet (Approx.)
- Allocated Parking Space
- Colindale Tube Station (Northern Line)

Fifth Floor  
Total Gross Internal Area  
75 Sq/m - 803 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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	



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:	£475,000
Tenure:	To be advised Expires Approximately 0 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£1,800.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,900.00 pcm Approx. 4.8% Yield

## Viewings:

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

Our reference: BEA250029

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

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