



# Henshaw Parade, The Hyde, Colindale, NW9

Price Reduced to: £588,000



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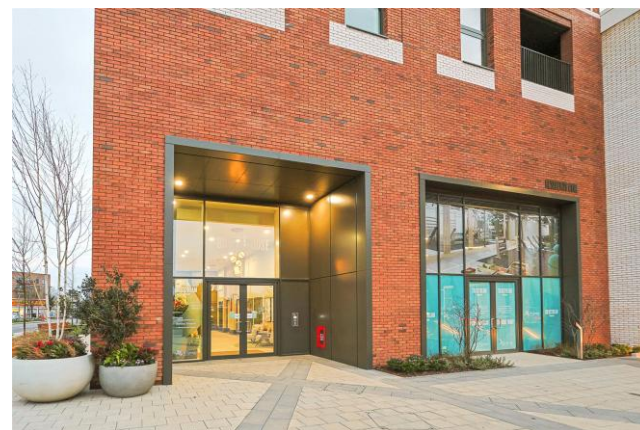
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240109

An opportunity to purchase a new two bedroom, two bathroom, 765 square foot apartment in the highly sought after Silkstream development by the prestigious Berkeley Group. The property is set on the fourth floor with spacious private terrace offering views over the Mosaic Garden. The kitchen is custom designed with integrated appliances and both bedrooms are carpeted with bedroom one having the added luxury of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylish fitted with further benefits including ample storage and utility room.

Silkstream is a low carbon, nature rich neighbourhood in Hendon; a vibrant area of North West London that offers excellent schools, shops, cafés and restaurants. Connections to the city are easy with Hendon Station (Thameslink), Brent Cross West Station (Thameslink) and Hendon Central Station (Northern Line) within walking distance. Being on the Edgware Road; the M1, A5 and North Circular offer a choice of road links into and out of London.

Set in 1.4 acres of podium gardens with an additional 1.5 acre public park and 175 metre oxbow lake, Silkstream's outdoor spaces have been carefully considered for all to enjoy. Flowing around the eastern perimeter; one of London's forgotten rivers, The Silk Stream, will be sensitively regenerated.



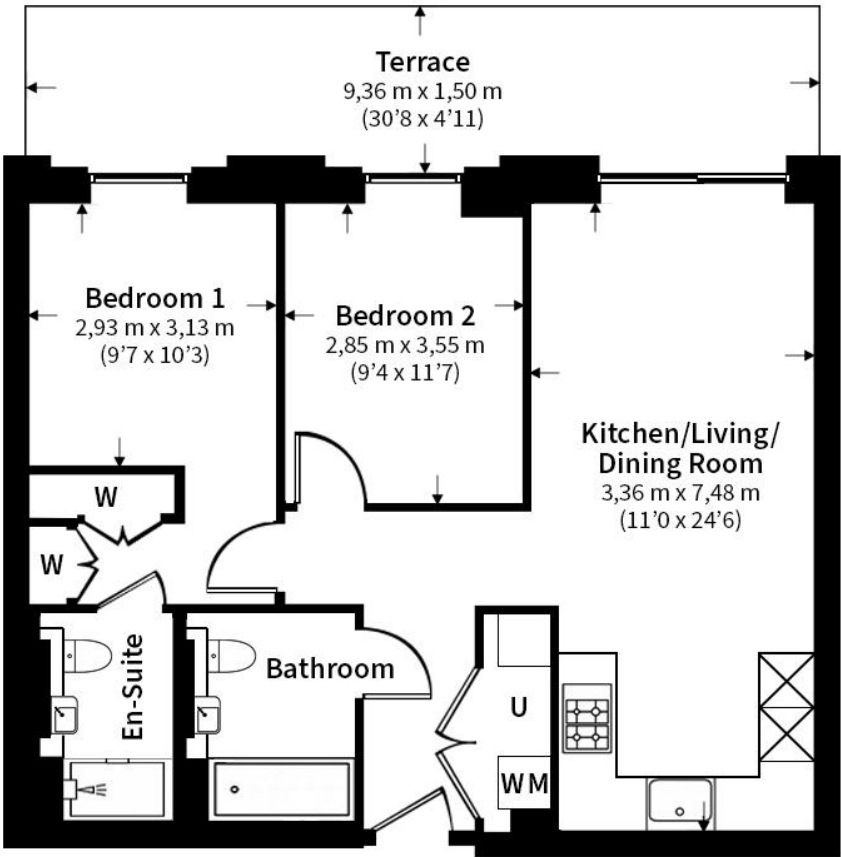
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## Property Features:

- New 765 Square Foot (approx.) Two Bedroom Apartment
- Zone 3, 19 Minutes To Central London
- A 1.5 acre Public Park & 175 Metre Oxbow Lake
- Concierge & Sociable Residents' Lounge
- Co-working Area With Meeting Spaces & Teleconferencing Booths
- Contemporary Gym & Fitness Studio
- Two Private Screening Rooms

**4th Floor**  
 Total Gross Internal Area  
 71.0 Sq/m - 765 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</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.

Price Reduced £588,000

to:

Tenure: Leasehold

Expires 01/05/3016

Approximately 991 Years Remaining

Ground Rent: Peppercorn

Service Charge: £3,883.62 approx. (per annum)

For the year of 2025

Anticipated Rent: £2,200.00 pcm

Approx. 4.5% Yield

## Viewings:

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

Our reference: BEA240109

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