

Silverworks Close, Colindale, NW9

Asking Price: £435,000

Benham & Reeves

Silverworks Close, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

Secure Gated Parking Included A stylish two bedroom, two bathroom apartment located on the first floor (with lift access). The apartment spans a generous 784 square feet (approx.) and benefits from a bright and airy living space with a fully integrated kitchen and access to a private west facing balcony. Both double bedrooms have built in wardrobes and wood flooring, with the principal bedroom offering the further luxury of an ensuite shower room. Further benefits of this immaculate home are a stylish three piece family bathroom, utility room with storage, secure gated parking and no onward chain.

Silver Works is an impressive new residential village situated in the rapidly regenerating North London suburb of Colindale. Prior to its 21st century transformation into a collection of modern homes, the site was occupied by a telephone and electric works building, and prior to this it was used by the Royal Air Force in the First World War for ammunition manufacturing and aeroplane component production. The development is a mere 10-minute walk away from Colindale Tube station, which sits in Zone 4 on the Northern line and offers speedy services into the heart of Central London. Hendon's mainline station is also roughly a mile away from the development and offers services to St Albans, Luton and Brighton. By road, residents can reach Marble Arch in approximately 30 minutes via the A5, which offers a direct route into the West End, whilst the first junction of the M1 is accessible in around a 10-minute drive for access to north-westerly destinations including Watford, Dunstable and Milton Keynes.







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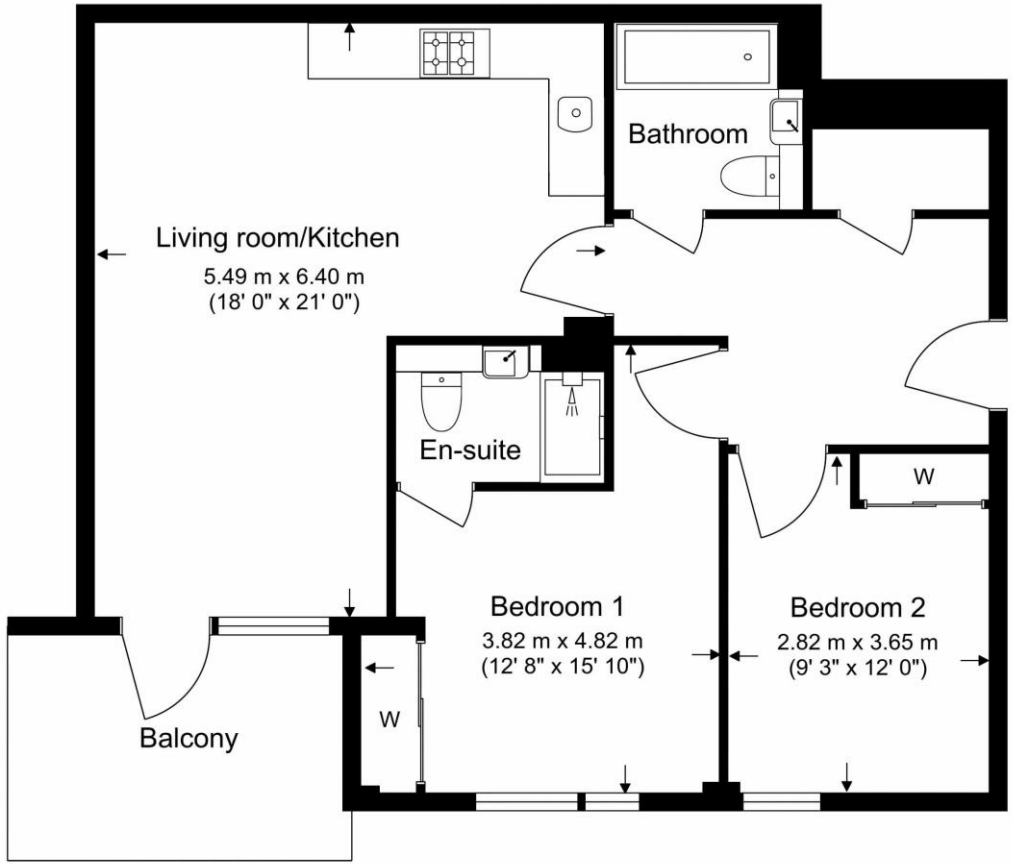


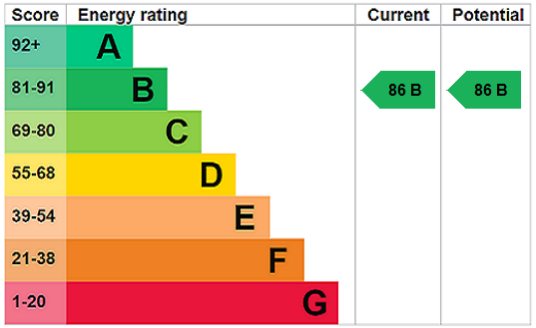

Property Features:

- Immaculate Two Bedroom Apartment
- Chain Free
- Secure Allocated Parking
- Two Bathrooms
- First Floor (With Lift Access)
- 784 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- Loon Fung Chinese Supermarket

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1st Floor
Total Gross Internal Area
72.8 Sq/m - 784 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.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£435,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2026
Service Charge:	£3,217.00 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: CHD260009

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