

Heath Parade, Grahame Park Way, Colindale, NW9

Asking Price: £275,000

Benham & Reeves

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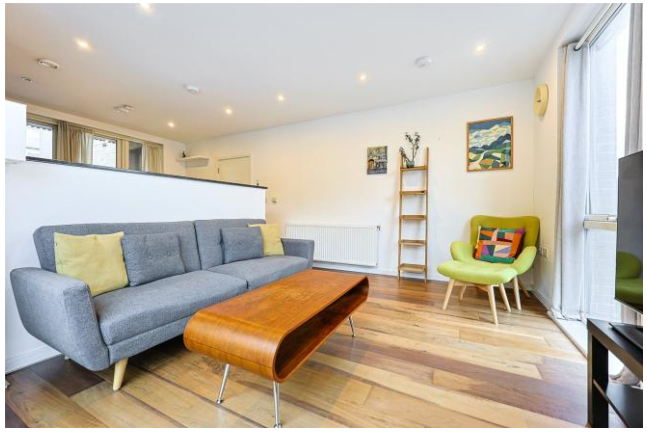
1 Bedroom (s) 1 Bathroom (s) Leasehold

A larger than average one bedroom apartment in this modern block moments away from Colindale Tube Station. Spanning an impressive 549 square feet (Approx.) and situated on the first floor, this bright apartment consists of an entrance hall leading into the bright and spacious, open plan dual aspect reception/kitchen with direct access onto the private south facing balcony. The kitchen area comprises a quality range of matching wall and base units with granite work surfaces incorporating inset sink unit, electric hob with overhead extractor, and 'Electrolux' appliances including electric oven, wall mounted microwave, washing machine and dishwasher. There is a well sized carpeted double bedroom with full height windows, plus a stylish bathroom with white three piece suite and elegant tiling.

The property is conveniently located close to Colindale station, as well as regular bus routes providing excellent links to the surrounding area. There are a variety of local shops and amenities within a short distance, as well as pleasant open spaces including Colindale Park and Silkstream Park, and the site of the RAF museum.







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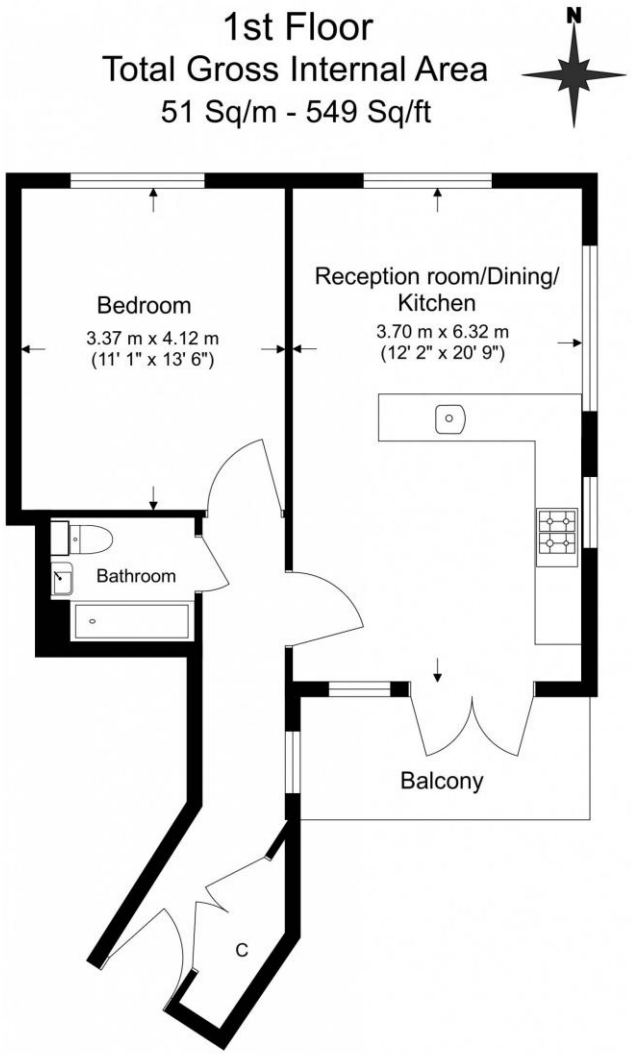




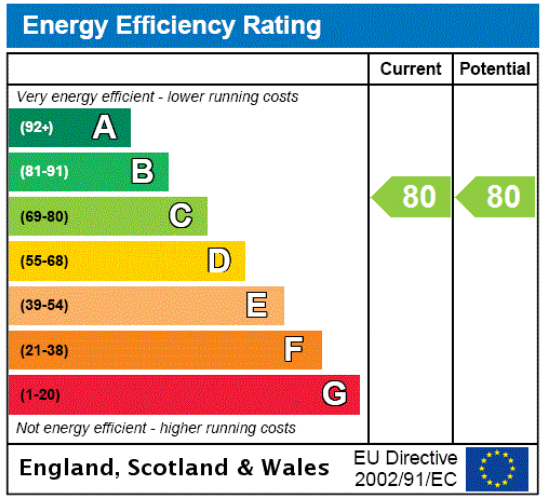

Property Features:

- On-Street Parking Subject To Permit
- One Bedroom Stylish Apartment
- Modern Bathroom
- First Floor
- 549 Square Feet (Approx.)
- South Facing Balcony
- Shopping & Leisure Facilities Nearby
- Walking Distance To Colindale Tube Station (Northern Line)

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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.



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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:	£275,000
Tenure:	Leasehold Expires 30/06/2264 Approximately 237 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£1,952.88 (per annum) For the year of 2026
Anticipated Rent:	£1,750.00 pcm Approx. 7.6% Yield

Viewings:

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

Our reference: BEA220807

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