

Mornington Close, Colindale, NW9

Asking Price: £375,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Allocated Parking Space Included Located on the first floor of Billroth Court is this superb 784 square foot (approx.) apartment. The property boasts a bright and airy reception room offering a western aspect and direct access to the private balcony, the contemporary kitchen is neatly tucked away and offers integrated appliances and ample storage. Both bedrooms are carpeted and well sized offering enough space for wardrobes and furniture, the principal bedroom has the added luxury of an ensuite shower room. Both the ensuite and family bathroom are stylishly fitted. The apartment which is prefect for working professionals and/or families also benefits from a dedicated parking bay (gated), visitor parking, a utility cupboard and a water softener system for added comfort.

Billroth Court is located just a short walk from Colindale Underground Station, providing direct access to the Northern Line and convenient connections into central London. A wide selection of shops, cafés, gyms, and local parks are all within easy reach, contributing to the area's growing popularity and vibrant community feel.







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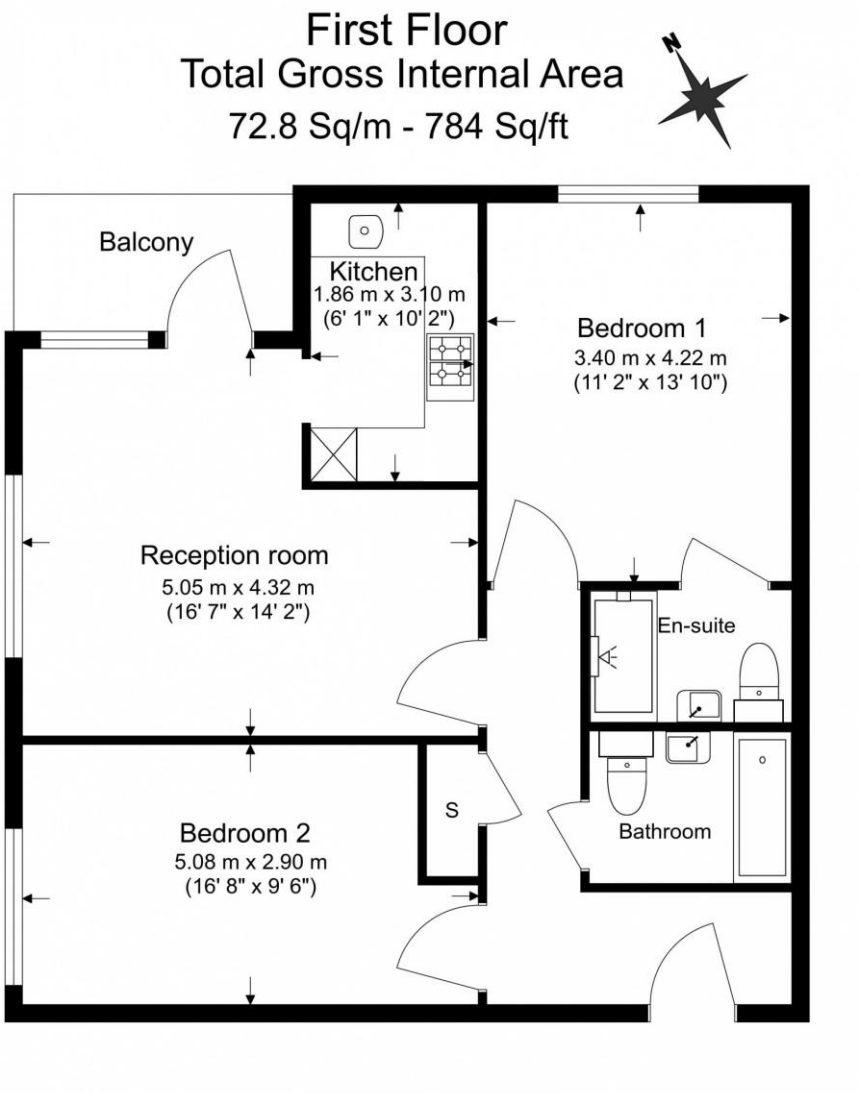


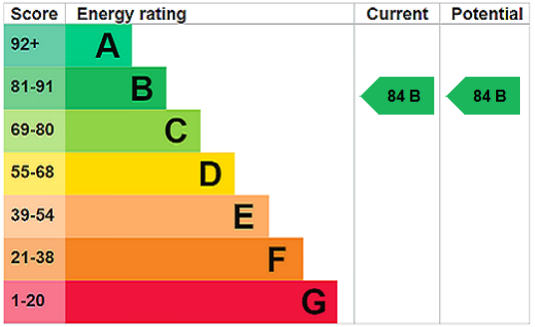



Property Features:

- Vacant & Chain Free
- Gated Allocated Parking Space & Visitors Parking Available
- Modern Two Bed, Two Bath Apartment
- First Floor
- 784 Square Feet (Approx.)
- Private Balcony
- Integrated Water Softener
- 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:	£375,000
Tenure:	Leasehold Expires 23/12/2136 Approximately 110 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£3,000.00 (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 6.7% Yield

Viewings:

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

Our reference: BEA260151

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W: www.benhams.com

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