

Grove Park, Colindale, NW9

Asking Price: £430,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

An immaculate two bedroom, two bathroom apartment in the modern 399 development offering an impressive 860 square feet (approx.) of internal living space. Situated on the fifth (top) floor the apartment boasts from bright and spacious accommodation and is built up with a Benchmarx kitchen benefiting from the soho handleless range in dove grey, Silestone worktop and back painted glass backsplash. The kitchen is a part of the open planned living room which leads out onto the large L-shaped balcony with south west views. Both bedrooms have the luxury of deep pile carpets with bedroom one also having fitted wardrobes and en-suite shower room with Roca sanitary wear. Further benefits include, a three piece contemporary family bathroom, engineered oak timber flooring to hallway and living areas, and a parking space for one car.

Colindale is home to a flourishing community of markets, shops and cafes. At the heart of 399F is Loon Fung Chinese supermarket, a branch of London's oldest established supplier of oriental foods. Bang Bang Oriental Food Hall has recently celebrated its ninth year of offering customers a wide range of delectable dishes and events. The highly rated Golden Dragon Restaurant is situated on the ground floor of Bang Bang and both sit alongside the new and imposing Morrisons Supermarket Colindale, Marks and Spencer, Aldi and Asda Supermarkets are all within 500 meters. A large number of highly rated ofsted schools within the area and medical centre are only a five-minute walk away from the development while Brent Cross Shopping Centre and Middlesex University are easily accessible both via the tube and by car.







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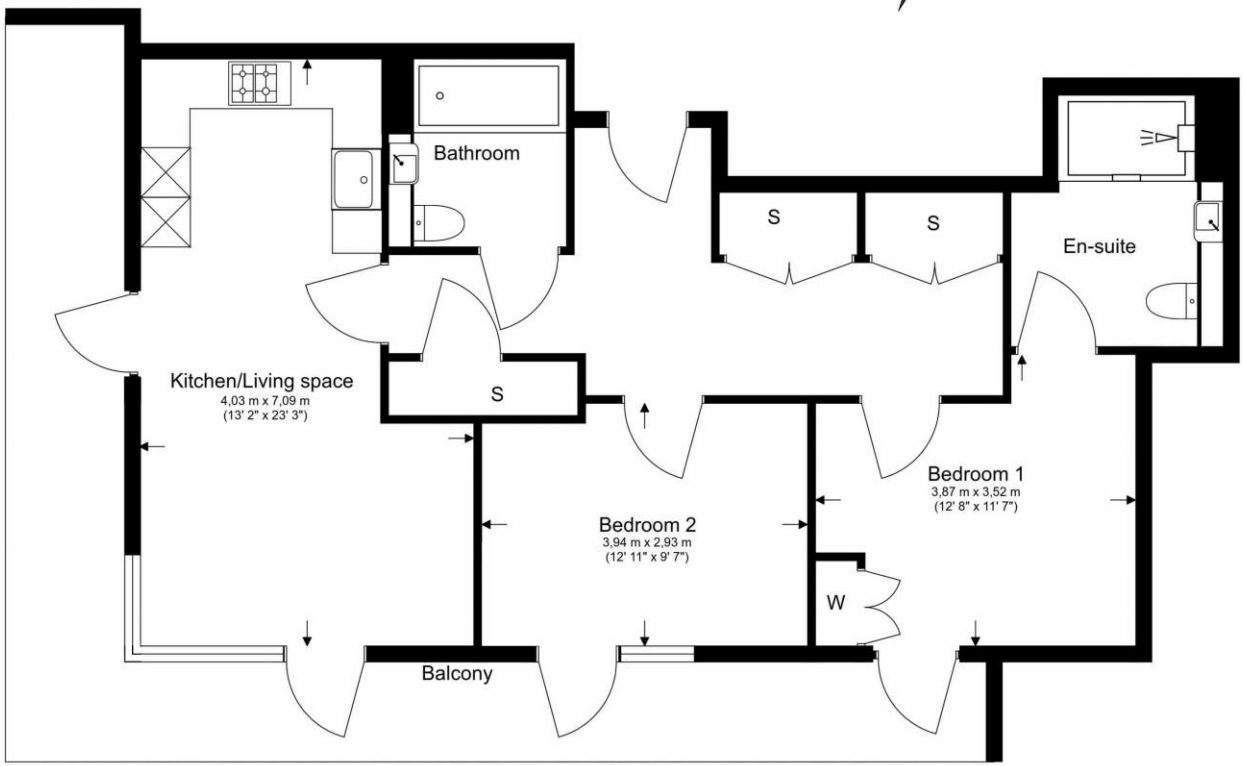

Property Features:

- Secure Gated Parking Space Included
- Immaculate Two Bedroom Apartment
- Two Bathrooms
- 860 Square Feet (Approx.)
- Fifth (Top) Floor
- South & West Aspect
- Large L-Shaped Balcony
- Colindale Tube Station (Northern Line)

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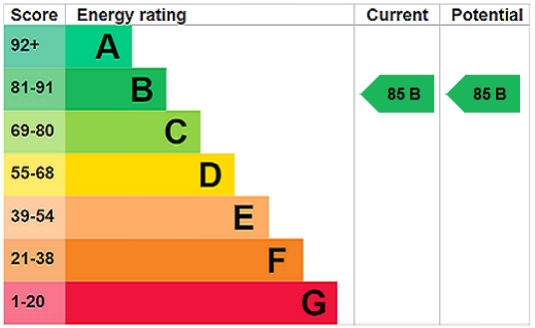
Fifth Floor (Top Floor)

Total Gross Internal Area
79.9 Sq/m - 860 Sq/ft



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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:	£430,000
Tenure:	Leasehold Expires 13/12/2264 Approximately 238 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2026
Service Charge:	£4,304.74 (per annum) For the year of 2026 Building and terrorism insurance: £600
Anticipated Rent:	£2,200.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: BEA260178

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