

Heath Parade, Grahame Park Way, Colindale, NW9

Asking Price: £350,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A contemporary two bedroom, two bathroom apartment located on the third floor of Pegasus Court within Heath Parade in North West London is spanning an approximate 721 square feet. The property offers a bright and airy living space with wood flooring leading onto a private balcony, with an open plan fitted kitchen comprising a built-in dishwasher, fridge/freezer, microwave, cooker and oven. There are two double neutrally decorated bedrooms in which the principle bedroom benefits from an ensuite, with bedroom two having a private west facing balcony. Further benefits include a modern three-piece family bathroom, lifts to all floors and no onward selling chain.

Pegasus Court is located within North West London's newly regenerated area in Colindale. This development is walking distance from Colindale Underground Station which allows a quick commute into Central London in under 30 mins. This development is also in close proximity to local restaurants, bars and shops.







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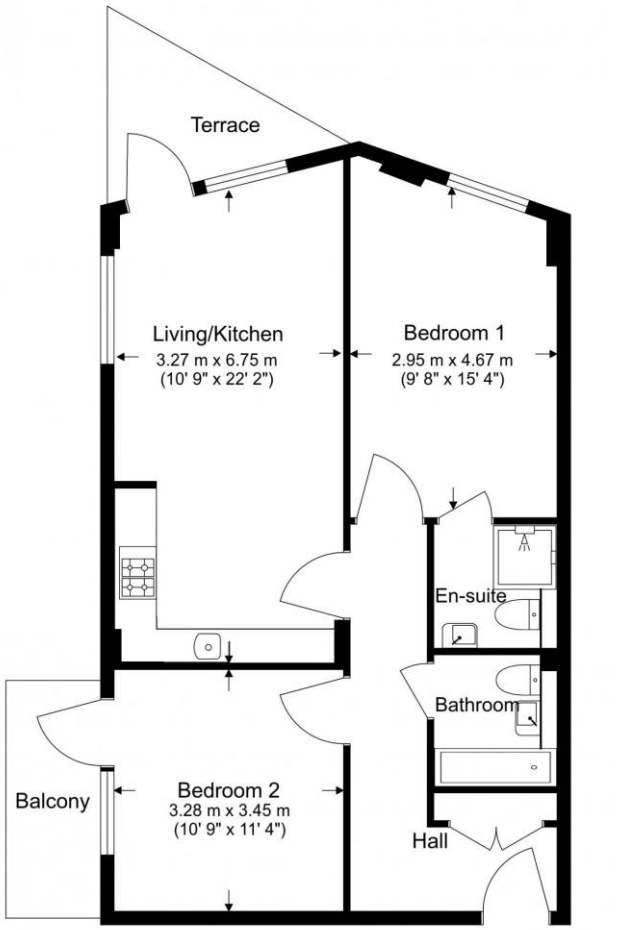


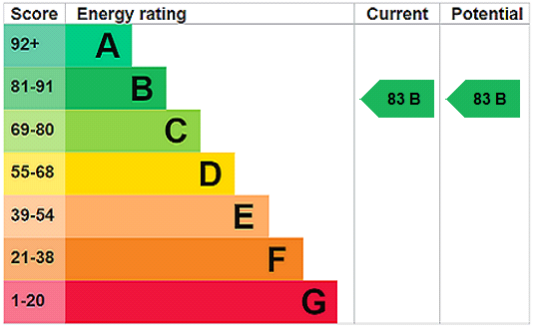

Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- Circa. 721 Square Feet
- Third Floor
- Two Balconies
- Colindale Tube Station (Northern Line)
- Bike Storage

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Total Gross Internal Area
67 Sq/m - 721 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:	£350,000
Tenure:	Leasehold Expires 30/06/2264 Approximately 237 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£2,322.72 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA220861

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