



Bedroom

Bathroom



We are delighted to offer for sale this fantastic example of a modern one bedroom apartment located on the ground floor within the very popular Silverworks Close development.

The property benefits from a large reception room leading to a large balcony, an open plan kitchen/diner with integrated appliances, a huge bedroom with fitted wardrobes, a fully tiled bathroom and real wood flooring throughout. Externally there is an allocated parking space within the private residents car park.

Offered chain free and benefitting from a long remaining lease of 996 years the property is ideal for first time buyers or rental investors alike with a potential rental income of £16800.00 Per Year (£1400.00 PCM).

The property is ideally located close to local amenities including supermarkets, fine restaurants, exciting food markets and is only a short walk from Colindale Underground station which connects to Central London via the Northern line.

### **Communal Entrance**

Entrance via communal security door with video entry intercom system.

### **Entrance Hall** *3.29m x 2.60m (10.79ft x 8.53ft)*

Real wood flooring, does to all rooms, utility cupboard housing washing machine

### **Reception / Kitchen Diner** *6.40m x 6.10m (21.00ft x 20.01ft)*

Reception - Real wood flooring, door to private enclosed balcony Kitchen/Diner - Real wood flooring, range of base and wall units, integrated appliances, single sink and drainer,

### **Balcony** *2.69m x 1.70m (8.83ft x 5.58ft)*

Stone tiled, glass surround, private

### **Bedroom** *5.21m x 4.30m (17.09ft x 14.11ft)*

Carpeted, windows to side, fitted wardrobes

### **Bathroom** *2.40m x 2.10m (7.87ft x 6.89ft)*

Tiled floor and walls, panel tiled bath, low flush wc, single hand basin.

### **Parking**

Allocated parking space within the private residents car park

### **Leasehold**

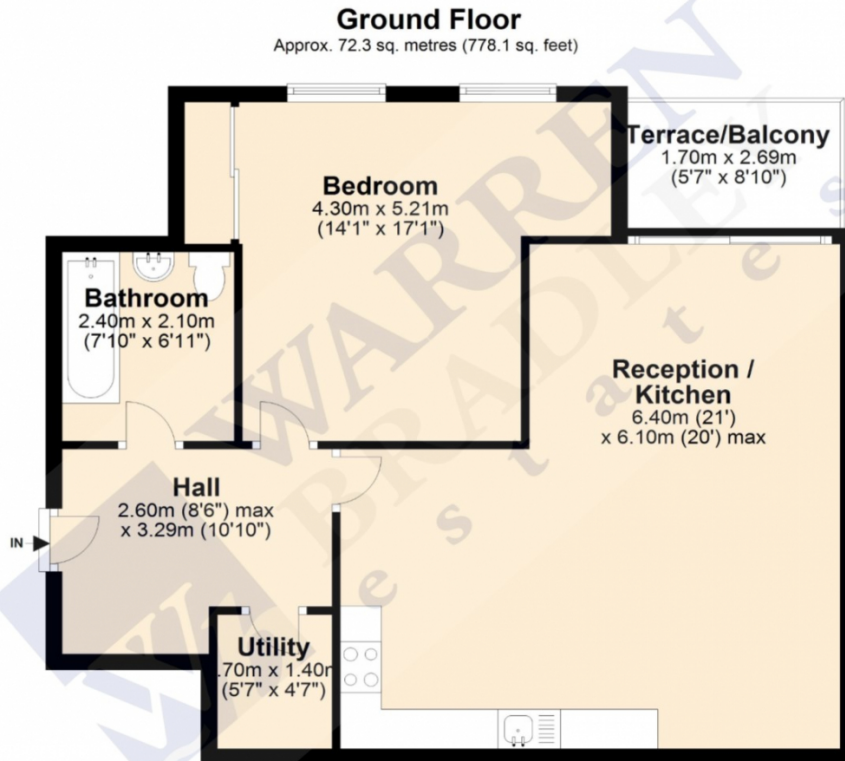
999 years from January 2018 (Remaining term of 996 Years)


**Service Charge**

£2194.00 Per Annum

**Ground Rent**

£350.00 Per Annum



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92-100)                                    | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> | 84  | 84        |
| (69-80)                                     | <b>C</b> |   |           |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> |   |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC  |           |



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.