



 2  
Bedrooms

 2  
Bathrooms



**\*\*\* STAMP DUTY SAVING \*\*\* The vendors of this property are in a position to complete by 30th June 2021 - Therefore purchasers are able to benefit from the current savings !!!**

Warren Bradley Estates are delighted to offer for sale this stunning two double bedroom apartment situated on the 3rd floor within the popular development of Zenith Close where residents benefit from a Concierge service, a lift, video entry phone security system and well maintained communal courtyard area. Located close to all local amenities including numerous supermarkets, restaurants, Colindale Underground Station, a 24 hour gym and green spaces such as Montrose Park to name only a few.

Internally the property benefits from two double bedrooms, a bright and very spacious reception room which is open to the kitchen diner and also offers access to the south facing balcony. The main bedroom has an en-suite shower room and fitted wardrobes. There is also a large main bathroom.

This particular apartment in addition to others also benefits from an extra wide parking space in the underground secure car park, underfloor heating, surround sound system, wiring for a projector in the reception room, Cat 6 Wiring to the reception room and main bedroom and 1Gbps ultra fast internet connection. The property also has a long remaining lease of 118 years.

**Entrance Hall** *5.30m x 3.30m (17.39ft x 10.83ft)*

Real wood flooring, doors to all rooms, double storage cupboard, security entry phone system, utility cupboard housing the washing machine.

**Reception Room** *4.10m x 4.00m (13.45ft x 13.12ft)*

Real wood flooring, access to balcony

**Balcony** *3.00m x 2.00m (9.84ft x 6.56ft)*

South facing balcony with glass surround

**Kitchen/Diner** *4.10m x 2.40m (13.45ft x 7.87ft)*

Range of base and wall units, marble worktop, integrated appliances, single sink

**Bedroom 1** *3.60m x 3.30m (11.81ft x 10.83ft)*

Carpeted, fitted wardrobe, door to en-suite shower room

**Ensuite Shower Room** *2.10m x 1.50m (6.89ft x 4.92ft)*

Tiled floor and walls, double shower cubicle, low flush WC, hand basin, heated towel rail

**Bedroom 2** *4.10m x 2.80m (13.45ft x 9.19ft)*

Carpeted, free standing wardrobe

**Bathroom** 2.10m x 2.10m (6.89ft x 6.89ft)

Tiled floor and walls, panel bath, integrated shower, low flush WC, hand basin, heated towel rail

### **Parking**

Extra wide allocated parking space in the underground secure car park

### **Leasehold**

118 Years unexpired term - As advised by the vendor

### **Service Charge**

£1800.00 Per Annum - As advised by the vendor

### **Ground Rent**

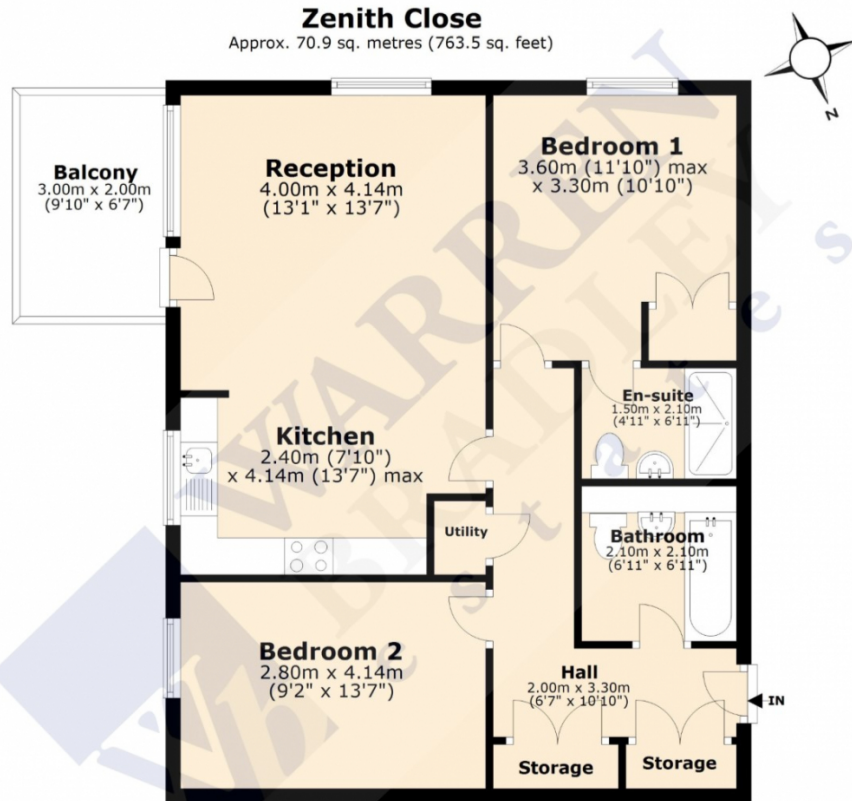
£200.00 Per Annum - As advised by the vendor

### **Total Internal Size**

70.9 Sq Metres (763.5 Sq Feet) - Purchasers are advised to confirm measurements independently.

### **EWS1 Rating - B1**

There are no further works required with regards to the current cladding issues with other properties.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

