



**ARRANDENE APARTMENTS, SILVERWORKS CLOSE, COLINDALE, LONDON, NW9
OFFERS IN THE REGION OF £330,000 LEASEHOLD APPROX 992 YEARS REMAINING**

MODERN ONE BEDROOM GROUND FLOOR FLAT

- **SERVICE CHARGE APPROX £1,876 PER ANNUM**
- **GROUND RENT APPROX £330 PER ANNUM**
- **ADDITIONAL CHARGE – RESERVE PRIVATE TENANT IN ADVANCE £191.52 PER ANNUM**
- **ADDITIONAL CHARGE – RESERVE ESTATE IN ADVANCE £48.44 PER ANNUM**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION: This modern and one-bedroom purpose-built flat is perfectly situated moments from the heart of Colindale, offering convenient access to excellent supermarkets, eateries, schools, and transport links, including the Northern Line and multiple bus routes. Located on the ground floor, this well-presented flat boasts a bright and spacious open-plan lounge/ kitchen layout, designed for comfort and modern living. The property benefits from a well sized double bedroom, a sleek bathroom, a private balcony, and access to maintained communal gardens. With a long lease and a prime location this property is an excellent choice for first-time buyers or investors. An internal viewing is advised.



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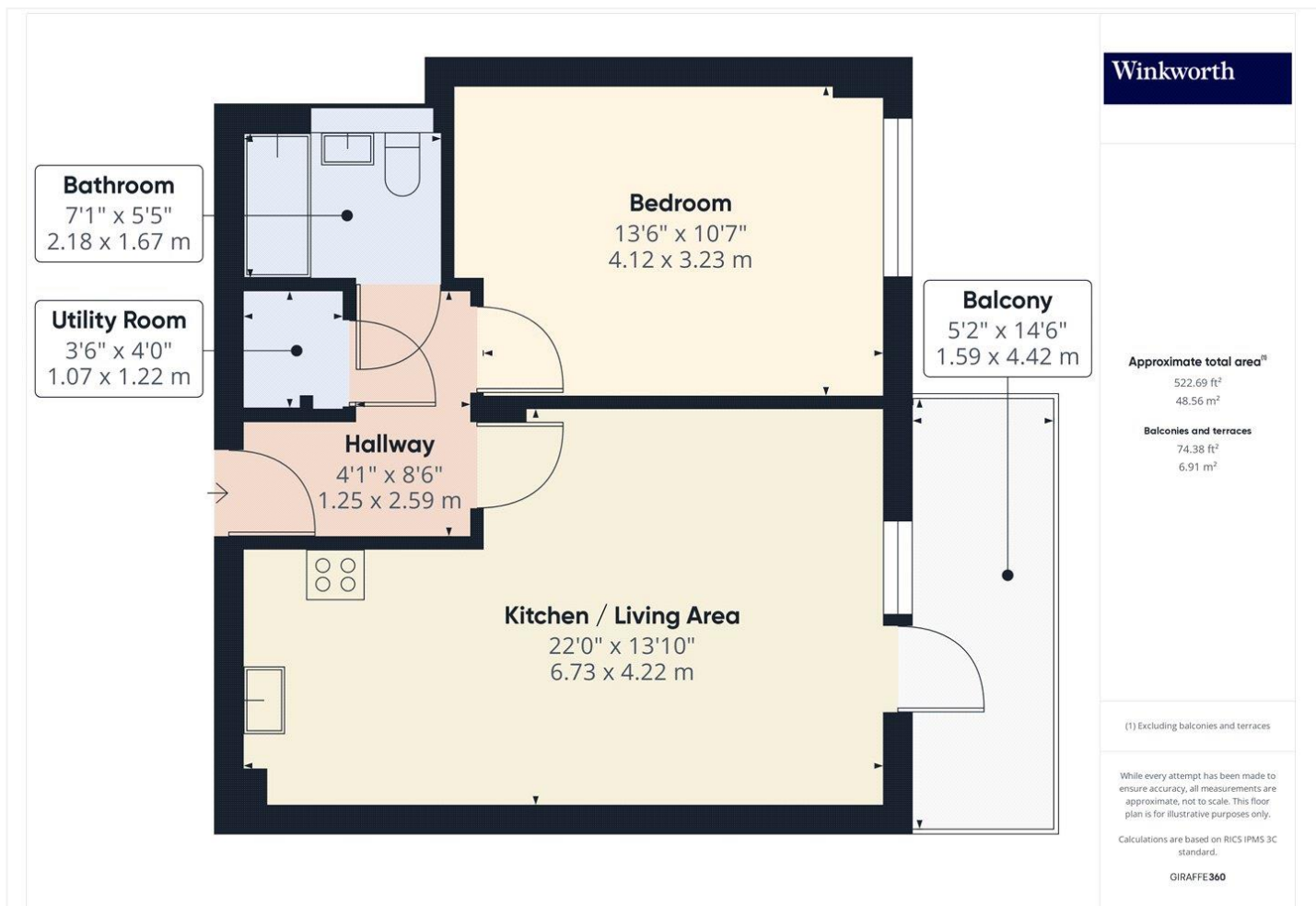
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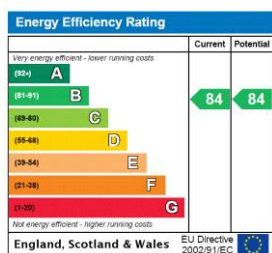
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 992 year and 0 months

Service Charge: £1875.82 Approximately Annually

Ground Rent: £ 330 Approximately Annually (subject to increase)

Council Tax Band: C - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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