

ZENITH CLOSE, COLINDALE, LONDON, NW9
£325,000 LEASEHOLD

**AN ATTRACTIVE ONE BEDROOM SECOND FLOOR
APARTMENT LOCATED WITHIN A POPULAR
PURPOSE BUILT BLOCK IN COLINDALE AND
CLOSE TO LOCAL AMENITIES**

Hendon | 020 8202 1031 | hendon@winkworth.co.uk



DESCRIPTION:

This is a lovely one bedroom second floor apartment with lift access in a popular block 'Zenith Close' in Colindale, close to excellent local amenities of Colindale and the surrounding areas. The apartment was built c. seven years ago and comprises a semi-open plan kitchen with white gloss cupboards and integrated appliances, lounge area leading to a lovely balcony overlooking the communal gardens, a double bedroom and a lovely tiled bathroom suite. Further benefits include: allocated underground car parking space, double glazed windows, underfloor heating, video entry system together with an in-built fibre optic internet connection. 'The building has been EWS1 certified with no remedial works required.

Zenith Close is situated within minutes' walk of Colindale underground station and Edgware Road high street.

Viewing is highly recommended.

EPC: B

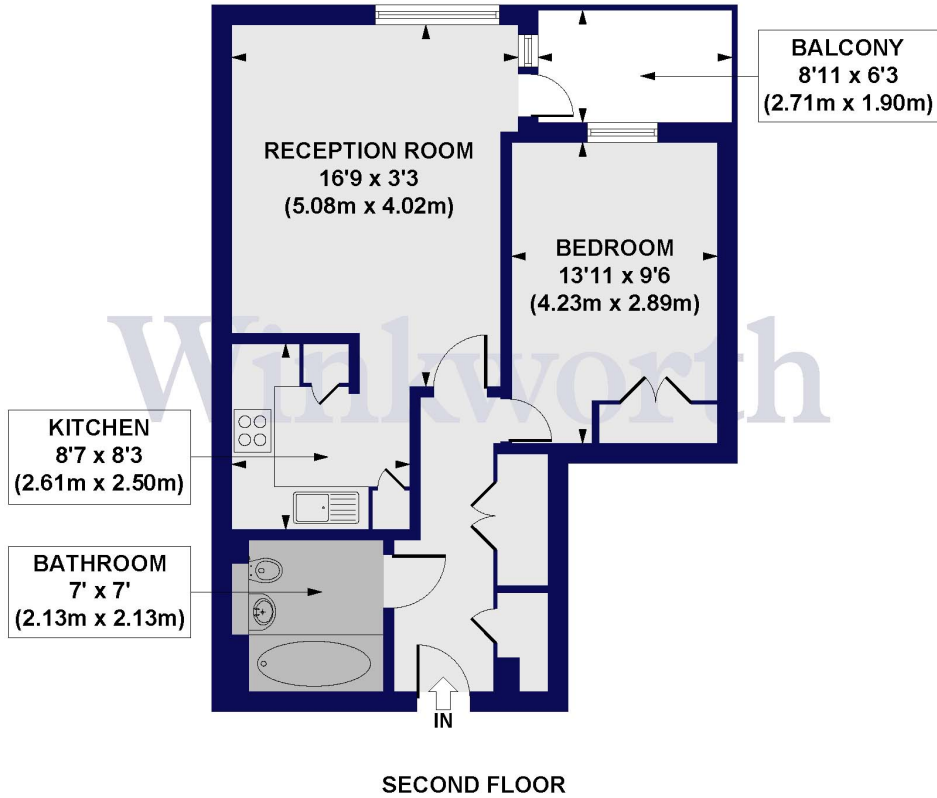
AT A GLANCE

- ONE BEDROOM SECOND FLOOR APARTMENT WITH LIFT ACCESS
- LOCATED WITHIN A POPULAR PURPOSE BUILT BLOCK
- SEMI-OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE BALCONY AND COMMUNAL GARDENS
- CONVENIENTLY LOCATED, BEING CLOSE TO LOCAL AMENITIES
- LONG LEASE





Zenith Close, NW9
 Approx. Gross Internal Floor Area 549 sq. ft / 50.98 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	