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for every step...

## Heath Parade, Colindale, London, NW9

£375,000 *Leasehold*



Located within Pegasus Court on Heath Parade, this well-presented two-bedroom apartment offers bright, contemporary living in the heart of Grahame Park. Set on the second floor, the home features a spacious open-plan lounge, kitchen and dining area, opening onto a private balcony that creates a seamless flow of indoor-outdoor space. Both bedrooms are generous doubles, with the principal bedroom further benefitting from its own private balcony. A modern family bathroom and secure bike storage complete the

### KEY FEATURES

- Two Private Balconies
- Spacious Open-Plan Living
- Excellent Transport Connectivity
- Ideal for First-Time Buyers or Investors
- Convenient, Well-Served Location
- Two Doubles Bedrooms



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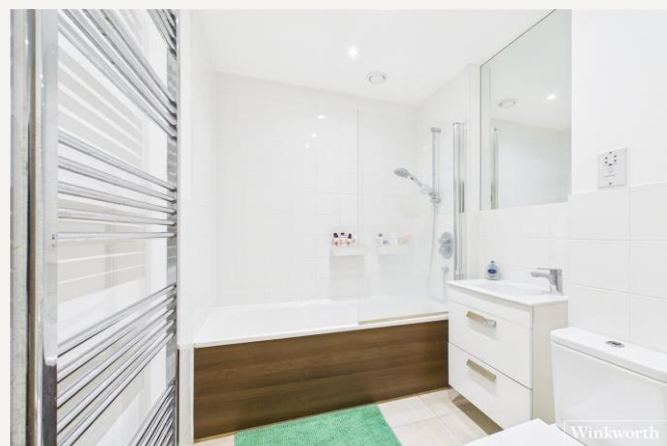
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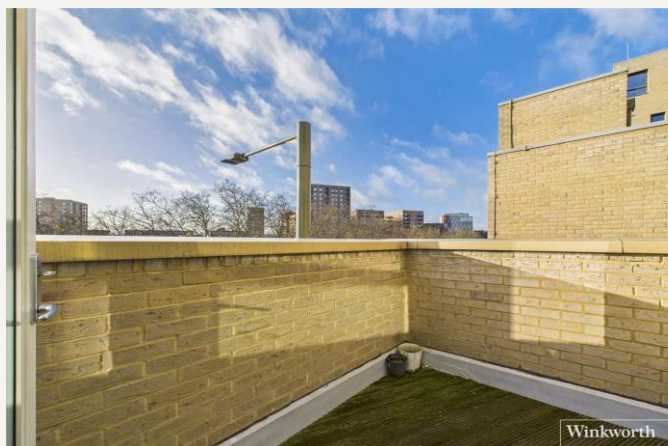




accommodation. The surrounding area offers an excellent lifestyle balance, with a wide range of amenities on the doorstep including local cafés, supermarkets, independent shops and everyday conveniences along Grahame Park Way. Brent Cross Shopping Centre and Mill Hill Broadway are also within easy reach for a broader selection of retail, dining and leisure facilities. Transport connections are superb, with Colindale Underground Station (Northern Line) providing swift access to Central London, while nearby Mill Hill Broadway offers Thameslink services into the City and St Pancras International. Multiple bus routes serve the area, and the M1 and A41 are close by for convenient road links. Families benefit from a strong choice of good Ofsted-rated schools nearby, including The Orion Primary School, St James' Catholic High School, Barnet Hill Academy and Colindale Primary School. The area is also rich in green open spaces, with Montrose Park, Silk Stream Park, Sunny Hill Park and the expansive Copthall Playing Fields all offering excellent outdoor space for walking, fitness and relaxation.







## MATERIAL INFO

**Tenure:** Leasehold

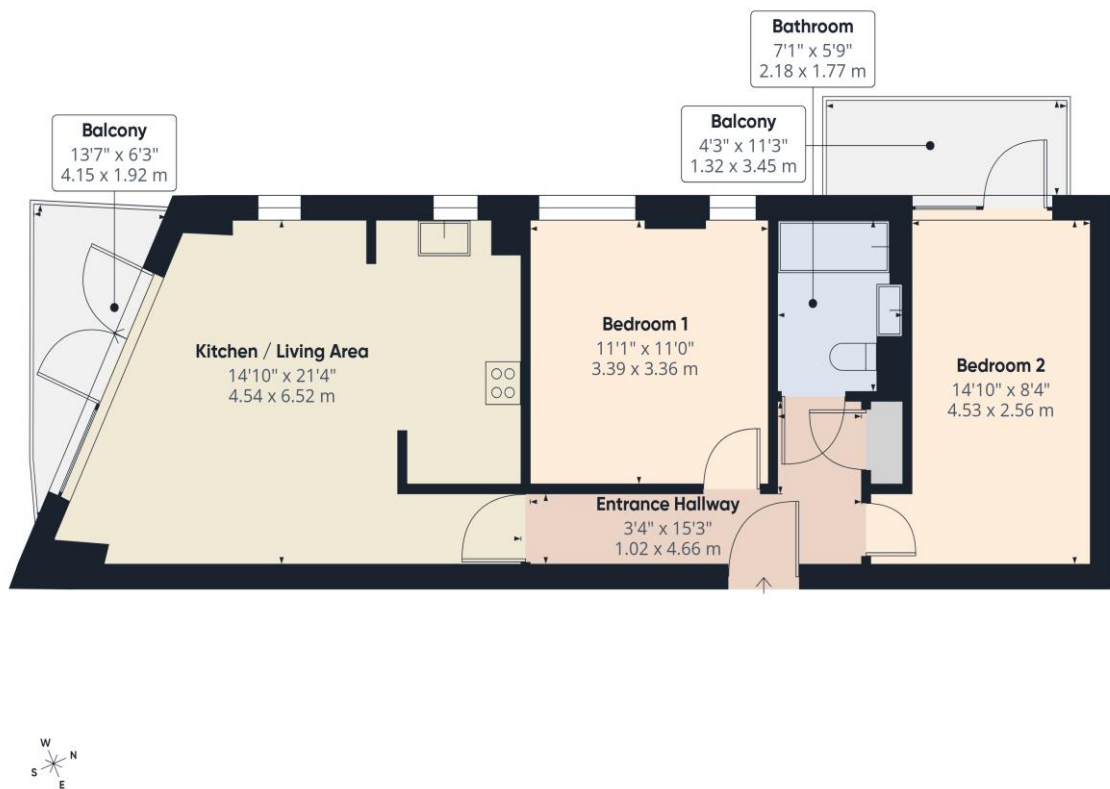
**Term:** Approx 239 year and 0 months

**Service Charge:** Approx £3000 per annum

**Ground Rent:** Approx £300 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** B



Approximate total area<sup>(1)</sup>  
640 ft<sup>2</sup>  
59.5 m<sup>2</sup>

Balconies and terraces  
94 ft<sup>2</sup>  
8.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		

For more information, scan the QR code or visit the link below

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<https://www.winkworth.co.uk/sale/property/HEN250207>

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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