



**ZENITH CLOSE, LONDON, NW9
OFFERS IN EXCESS OF £300,000 LEASEHOLD**

**A BRIGHT AND ATTRACTIVE ONE DOUBLE
BEDROOM APARTMENT LOCATED WITHIN
THE ZENITH CLOSE DEVELOPMENT**

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DESCRIPTION:

****BRIGHT AND SPACIOUS ONE BED APARTMENT CLOSE TO TUBE****

This is an attractive one bedroom fourth floor apartment with lift access in a popular block 'Zenith Close' in Colindale, close to excellent local amenities. The apartment was built c. five years ago and comprises an 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 tiled bathroom suite. Further benefits include: concierge service, double glazed windows, underfloor heating, door entry video system.

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

Viewing is highly recommended.

EPC: B

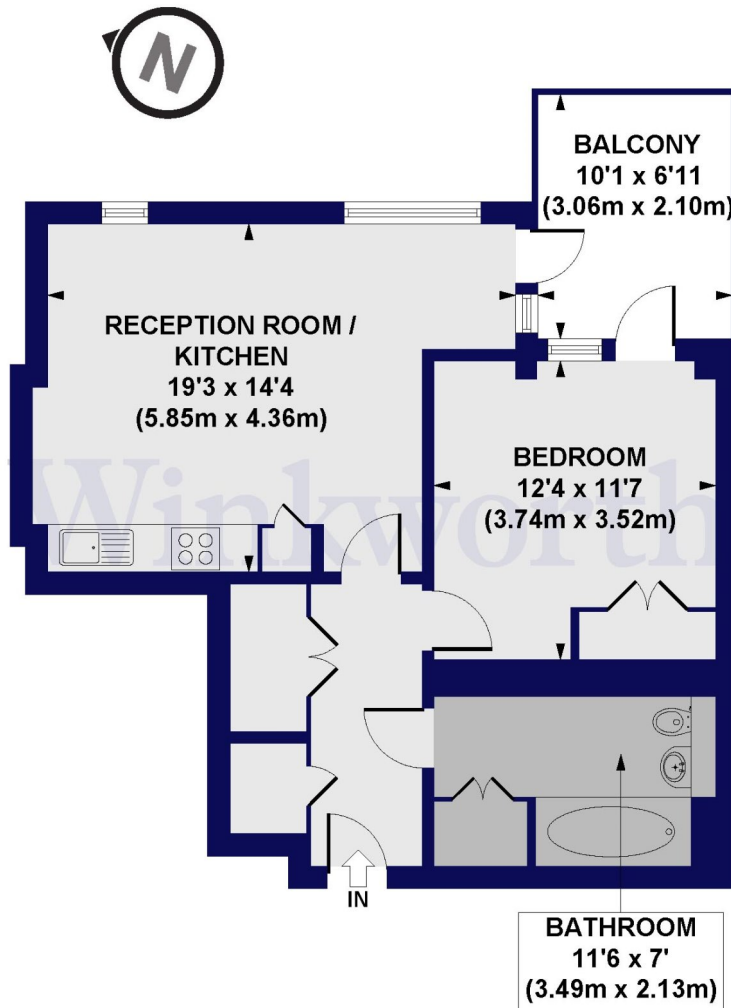
AT A GLANCE

- ONE DOUBLE BEDROOM FOURTH FLOOR APARTMENT WITH LIFT ACCESS
- LOCATED WITHIN THE POPULAR ZENITH CLOSE DEVELOPMENT
- PROVIDING BRIGHT AND SPACIOUS LIVING ACCOMMODATION EXTENDING TO C. 583 SQ. FT.
- PRIVATE BALCONY
- COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS





Zenith Close, NW9
 Approx. Gross Internal Floor Area 583 sq. ft / 54.16 sq. m



FOURTH FLOOR

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	