



Grove Park, Colindale, NW9

£325,000 *Leasehold*



This stylish and well-proportioned one-bedroom apartment is situated on the upper floors of a contemporary purpose-built development in the heart of NW9, offering elevated views and a peaceful retreat from the hustle and bustle below. The property is accessible via a secure lift system and features a bright, open-plan layout that leads directly onto a private balcony, perfect for morning coffee or evening relaxation. A significant advantage for any London

KEY FEATURES

- Stylish One-Bedroom Apartment
- Upper Floor with Secure Lift
- Secure Allocated Parking
- Long Lease & Private Balcony
- Excellent Transport Links
- Bright & Airy



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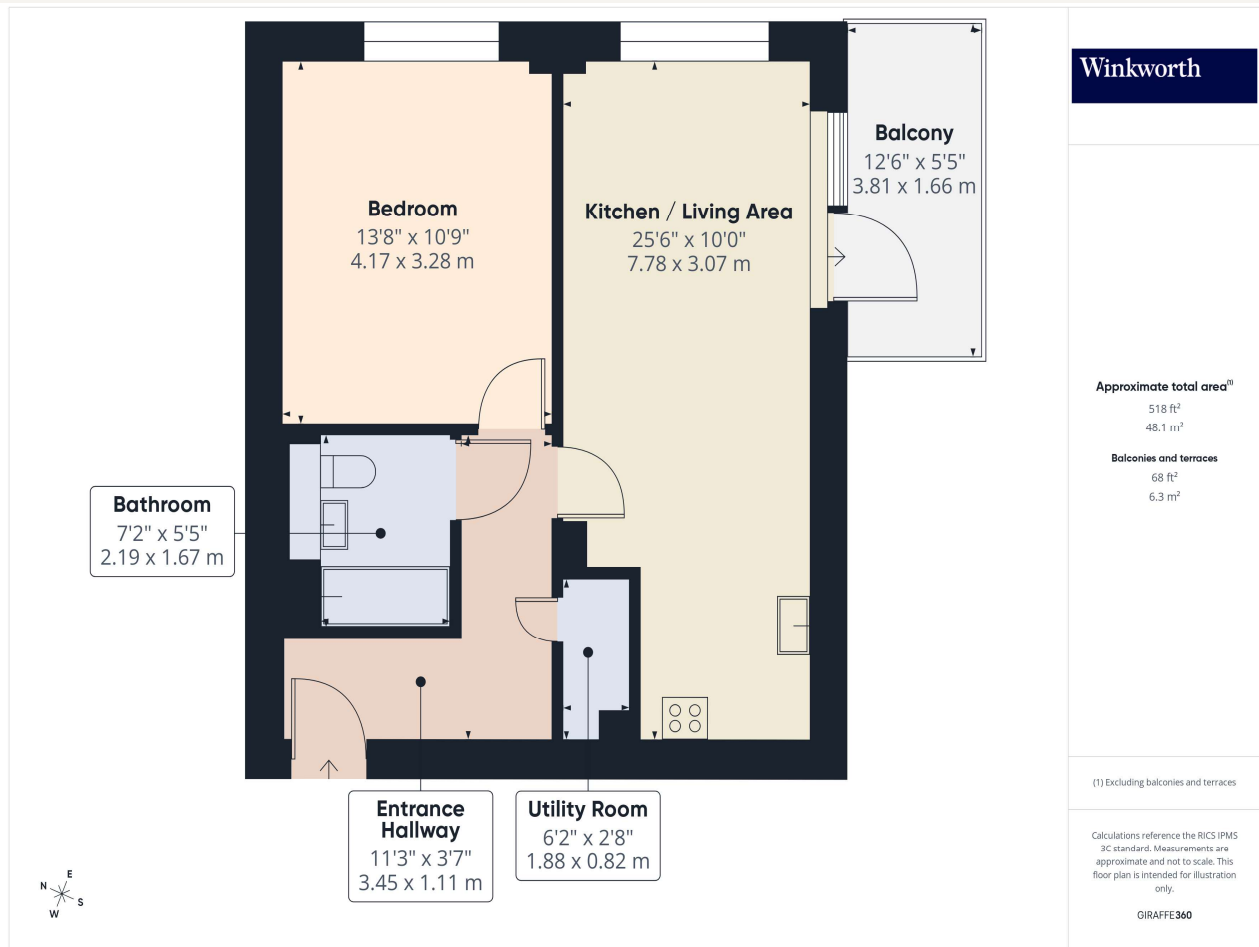
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professional is the inclusion of a dedicated, secure parking space within the development, providing total peace of mind and convenience. Location is everything with this home, as it sits just an 8-minute walk from Colindale Tube Station. Serving the Northern Line, the station offers a direct and frequent connection to King's Cross, the City, and Leicester Square, making the morning commute effortless. Beyond the transport links, the property is immersed in a vibrant and friendly local community. Residents are spoiled for choice with the famous Bang Bang Oriental Foodhall just moments away, alongside a variety of local cafes, gyms, and the green open spaces of Colindale Park. Whether you are looking for the cultural buzz of the RAF Museum or the serene walks around the nearby Welsh Harp Reservoir, this apartment offers a perfect balance of modern urban living and a welcoming neighbourhood feel.





Tenure: Leasehold
Term: 991 year and 0 months
Service Charge: £3400 per annum
Ground Rent: £ 325 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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