



## **OBSERVER CLOSE, COLINDALE, LONDON NW9**

**£485,000**



**PROPERTY REFERENCE CODE: RS0040**

## **OBSERVER CLOSE, COLINDALE, LONDON NW9**

A luxurious 2 bedroom, 2 bathroom apartment situated within this well-kept purpose build development. Located within walking distance to Colindale underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers a night tube.

- TWO BEDROOM ON THIS BEAUTIFUL NEW DEVELOPMENT
- TWO IMMACULATE BATHROOMS
- BRIGHT AND AIRY RECEPTION ROOM
- BALCONY
- CLOSE TO LOCAL SHOPS AND TRANSPORT
- NEAR COLINDALE & SILKSTREAM PARK

### **This property consists of:**

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A stunning 2 bedroom, 2 bathroom apartment located in the sought-after Observer Close within the award-winning development, Beaufort Park NW9. The apartment has an impressive layout throughout and offers a private balcony, open-plan living, and two great size double bedrooms.

Centrally located within Beaufort Park, this landmark building offers spacious, light-filled living areas, beautifully complemented by stylish interior design.

This development has vast shops and supermarkets nearby as well as the park.

Council Tax Band: D

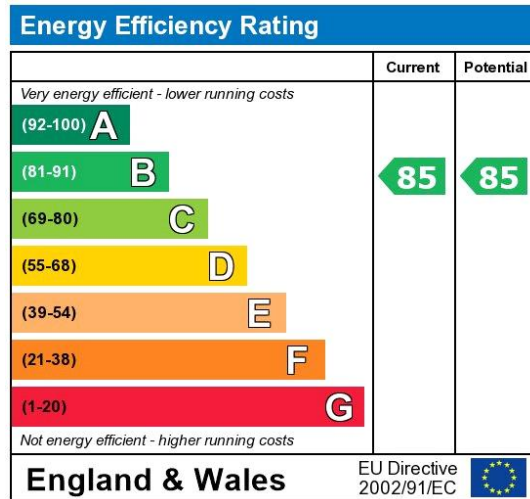
Tenure: Leasehold (244 years)

Ground Rent: £400 per year

Service Charge: £1,820.04 per year







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any

of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Viewing by appointment only  
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