



MAR HOUSE, THE HYDE, COLINDALE, LONDON, NW9
£240,000 LEASEHOLD – APPROX 91 YEARS REMAINING

ONE BEDROOM PENTHOUSE APARTMENT

- GROUND RENT £250 ANNUALLY
- SERVICE CHARGE £280 PCM

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DESCRIPTION: Discover the perfect blend of modern living and convenience with this fabulous one-bedroom penthouse apartment, ideally suited for a professional or as a lucrative buy-to-let investment. Plotted in the vibrant heart of Colindale, this property offers unparalleled access to local amenities and excellent transport networks, ensuring you're always well-connected to the city and beyond.

Enjoy a flood of natural light throughout, thanks to the expansive windows. A wrap around balcony also provides sweeping views of the cityscape.

The open-plan reception area is perfect for both relaxing and entertaining, offering ample space to tailor the layout to your taste. The simplistic yet functional kitchen is equipped with modern fixtures and fittings, ready for you to create culinary delights.

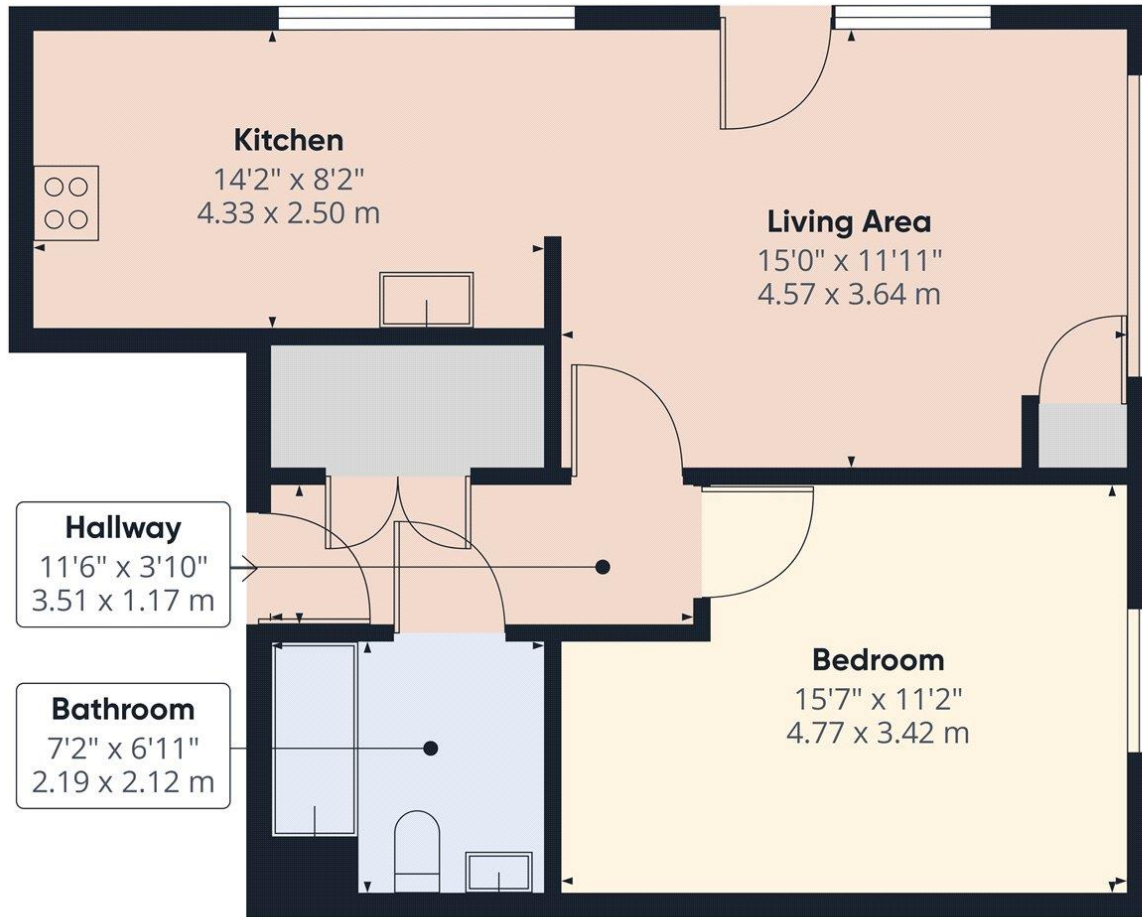
A generously sized double bedroom provides a serene retreat, whilst the bathroom features a clean, modern design. This penthouse presents a blank canvas, allowing you to customise the space to your liking.

Don't miss out on the opportunity to own a piece of prime residence in one of North West London's most sought-after locations. Contact us today to arrange a viewing.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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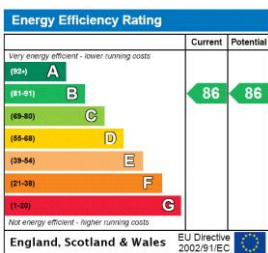
Approximate total area⁽¹⁾
590.45 ft²
54.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.



Tenure: Leasehold

Term: 90 year and 10 months

Service Charge: £280 pcm

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: C

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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