



- CHAIN FREE
- LONG LEASE
- BEAUFORT PARK
- BALCONY
- ACCESS TO GYM, SPA & CONCIERGE
- MODERN DEVELOPMENT

EMERALD HOUSE, COLINDALE, NW9

£425,000 LEASEHOLD

PRIME LOCATION – A CHAIN-FREE TWO BEDROOM APARTMENT IN COLINDALE.

Tenure: Leasehold

Term: Approx 988 year and 11 months

Service Charge: Approx £4000 per annum

Ground Rent: Approx £250 Annually (subject to increase)

Council Tax Band: D

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DESCRIPTION:

CHAIN-FREE - A stunning and well-presented two-bedroom apartment located in the sought-after Emerald House, Beaufort Park Colindale. This impressive property offers a modern, comfortable living space, ideal for both first-time buyers and investors. Situated just 0.7 miles from Colindale Station, residents benefit from excellent transport links, with the Northern Line providing direct access to Central London in under 30 minutes – making it a perfect location for commuters.

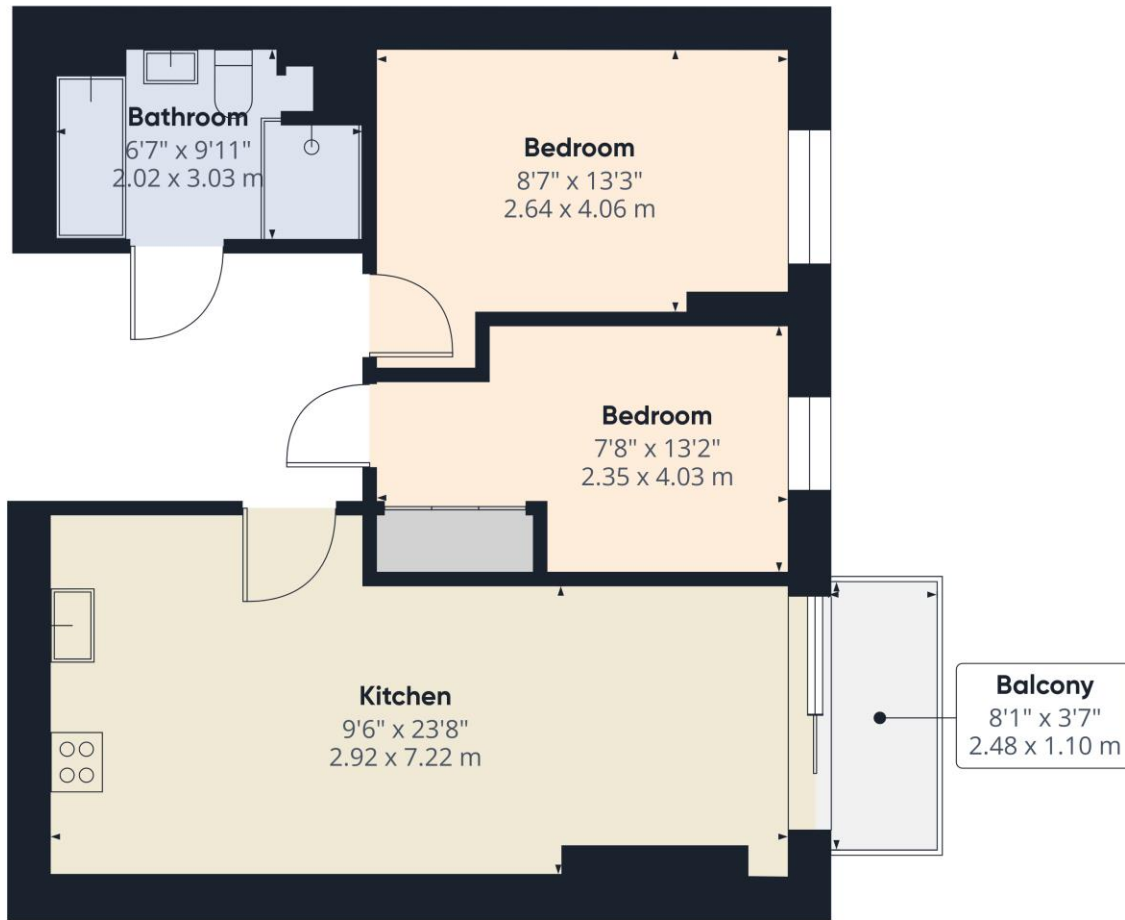


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Approximate total area⁽¹⁾
 527.43 ft²
 49 m²

Balconies and terraces
 28.95 ft²
 2.69 m²

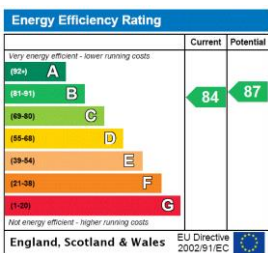
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



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