



## Flat 14 3 Zenith Close, London, NW9 6FD

**Asking Price £315,000**

Chain free one bedroom apartment, for sale in the heart of Colindale.

Accommodation comprises large open plan kitchen/reception room, one double bedroom and spacious bathroom with plenty of storage. It also includes secure gated parking and communal gardens. This property is ideal for a first time buyer or investor in this very popular development.

Located within a short distance from Colindale Underground Station and other transport links, shopping, gym/concierge service and ideally located for the modern way of life. The flat is EWS1 compliant and has an EWS1 certificate.

An early viewing is highly recommended through sole agents Benjamin Stevens.

**Living Room 15'3 x 11'4 (4.65m x 3.45m )**



**Bedroom 14'0 x 9'5 (4.27m x 2.87m)**



**Kitchen 8'5 x 8'2 (2.57m x 2.49m)**



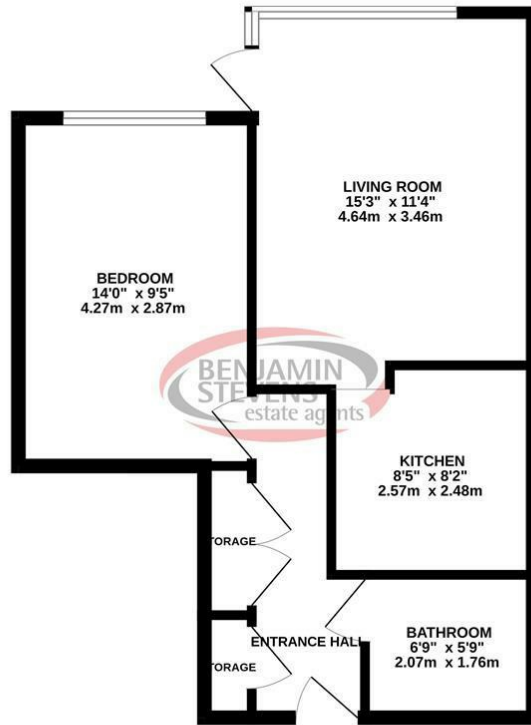
**Tenure**

**Bathroom 6'9 x 5'9 (2.06m x 1.75m)**



# Floor Plan

THIRD FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118**  
**Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777**  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)