



SILVERWORKS CLOSE

LONDON, NW9

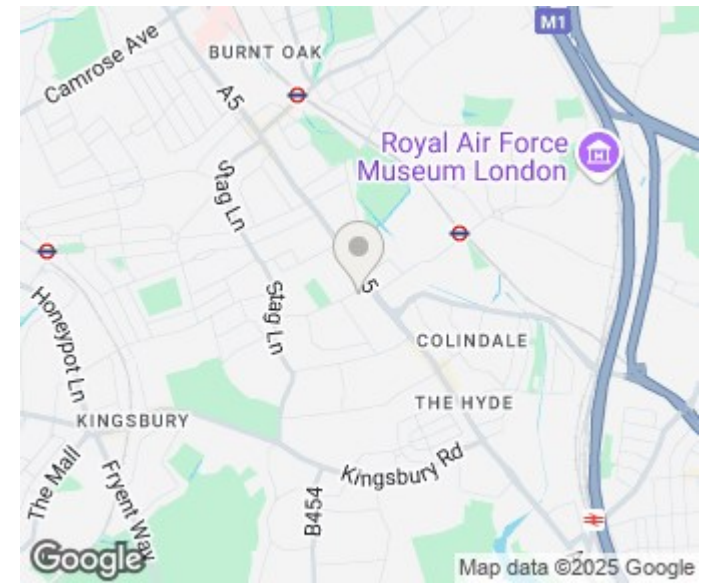
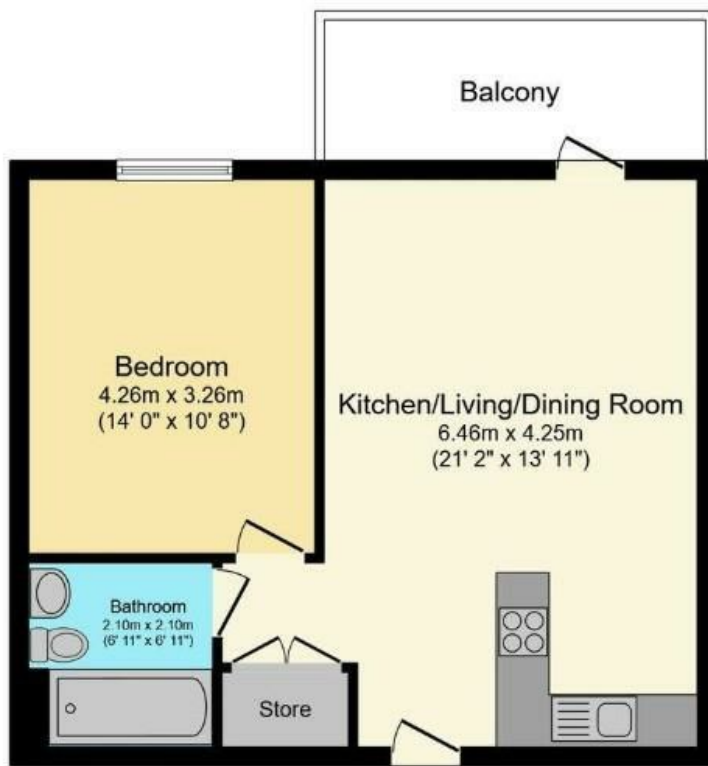
£325,000
LEASEHOLD

This well-presented one bedroom apartment offers a welcoming entrance hall with wood flooring, a video entry system, and built-in storage, leading into a bright and spacious open-plan lounge, kitchen, and dining area. The modern kitchen is fully equipped with high-spec appliances, sleek units, and ample worktop space, all finished with contemporary underlighting. The living area features a double-glazed door opening onto a private, sheltered balcony with decking and a glass balustrade, perfect for outdoor relaxation.

The double bedroom is generously proportioned with a fitted wardrobe, plush carpeting, and a double-glazed window, while the modern bathroom boasts a fully tiled suite, including a panelled bath with an overhead rainfall shower and a heated towel rail.

Ideally located within walking distance of local shops, green spaces like Rushgrove Park and Roe Green Park, and close to Colindale Station on the Northern Line, this property combines modern comfort with convenient transport links and attractive outdoor areas.

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Total floor area 49.2 m² (529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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