



**Boulevard Drive, Beaufort Park, Colindale, NW9**

Price Reduced to: £290,000

 Benham  
& Reeves



# Boulevard Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA220094

A modern Manhattan apartment located on the second floor and spanning a comfortable 445 square feet (approx.) The luxury apartment benefits from a custom designed kitchen with fitted appliances, a private east facing terrace overlooking the podium gardens and allowing the apartment to be flooded with natural light, a great sized bedroom area with fitted wardrobes and a three piece bathroom suite.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

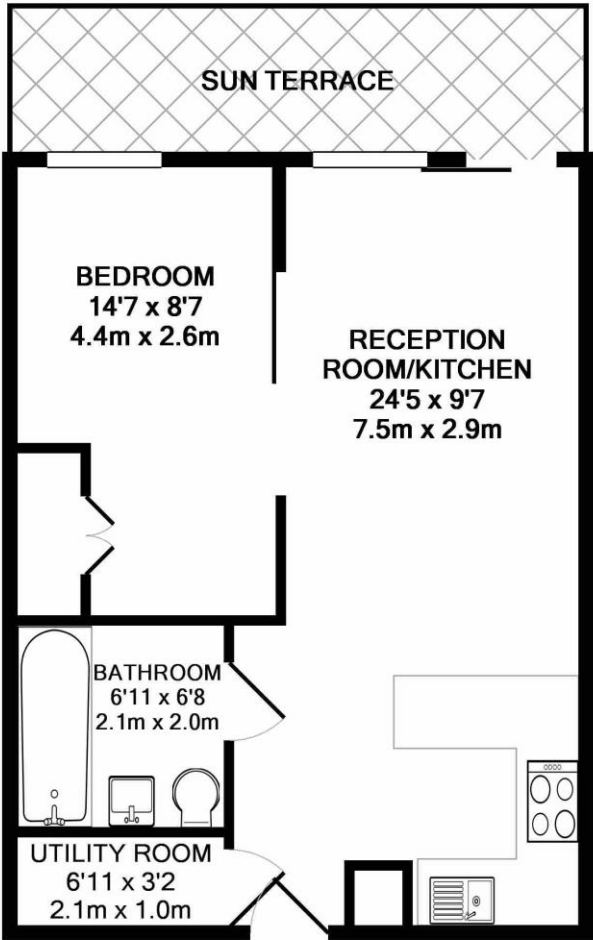





## Property Features:

- Luxury Manhattan Apartment
- 445 Square Feet (Approx)
- Second Floor
- East Facing Terrace
- 24 Hour Estate Management
- Resident Only Swimming Pool, Gym & Spa
- Colindale Tube Station (Northern Line)
- Approximate Rental Yield: 6.2%





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

2ND FLOOR  
TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to:	£290,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£2,087.56 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,550.00 pcm Approx. 6.4% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA220094

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