



Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £365,000

 Benham
& Reeves

Aerodrome Road, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240043

An extremely spacious one bedroom, one bathroom apartment on the fifth floor of Chapman house, Beaufort Park. Spanning a rare 587 square feet (approx.) this stylish apartment benefits from a custom designed kitchen with a back painted glass splashback, integrated Neff appliances and under wall unit lighting. The bathroom suite is stylishly fitted consisting of a demisting mirror with border tile and a heated chrome towel rail. The bedroom is fitted with carpet, ample room for storage and a south facing window allowing a flood of sunshine. Further benefits include a private balcony, utility room and a storage cupboard in the hallway.

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.

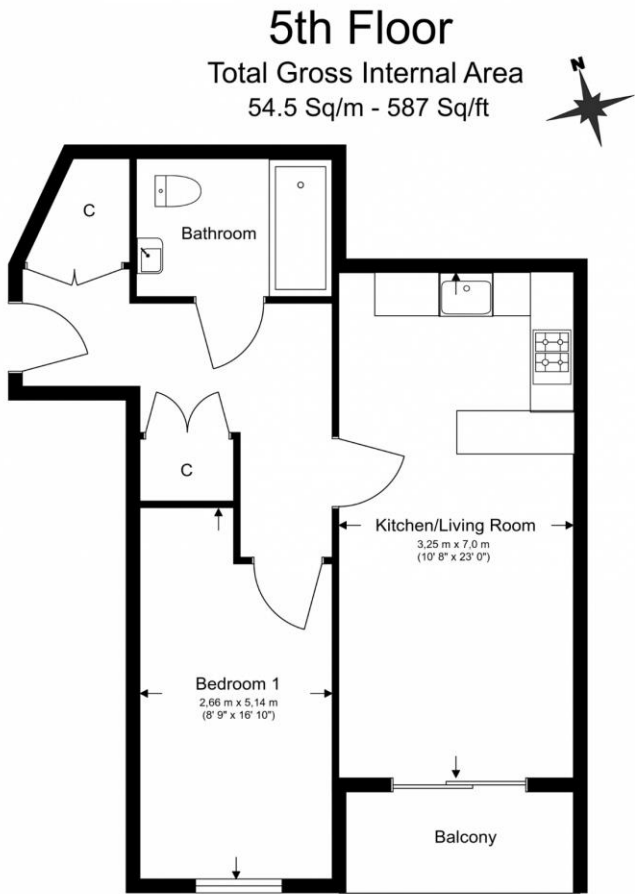





Property Features:

- Newly Refurbished One Bedroom Apartment
- Fifth Floor
- One Bathroom
- 587 Square Feet (Approx.)
- South Facing Balcony
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(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 	

Terms & Conditions:

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

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Tenure: Leasehold
Expires 24/12/3003
Approximately 979 Years Remaining

Ground Rent: £250.00 (per annum)
For the year of 2024

Service Charge: £2,250.00 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA240043

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W: www.benhams.com

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