



Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £299,950

 Benham
& Reeves

Aerodrome Road, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240052

Situated on the second floor of Ensign House is this modern one bedroom, one bathroom apartment. The property spans an impressive 558 square feet (approx.) and boasts a custom designed kitchen with integrated appliances, a spacious living room which is flooded with natural light from its southernly aspect and private balcony overlooking Aerodrome Road. The carpeted bedroom is well sized and offers ample room for storage. The bathroom is stylishly fitted and consists of floor and wall tiling.

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. 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.

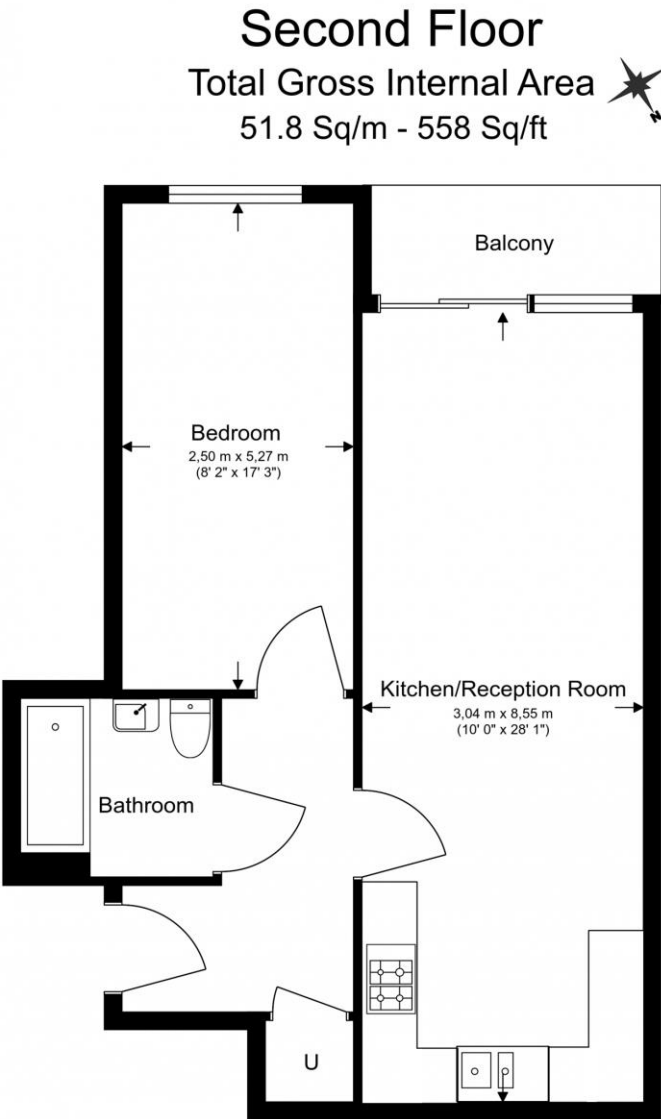




Property Features:

- 86 Year Lease
- Contemporary One Bedroom Apartment
- Chain Free
- Second Floor
- 558 Square Feet (approx.)
- South Facing Balcony
- Colindale Tube Station (Northern Line)
- Onsite shopping





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		88
(69-80) C	79	
(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.

Asking Price:	£299,950
Tenure:	Leasehold Expires 25/03/2110 Approximately 86 Years Remaining
Ground Rent:	£100.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£2,209.00 approx. (per annum) For the year of 2024

Viewings:

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

Our reference: BEA240052

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