



# Ellyson House, East Drive, Beaufort Park, Colindale, NW9

Asking Price: £300,000

Benham  
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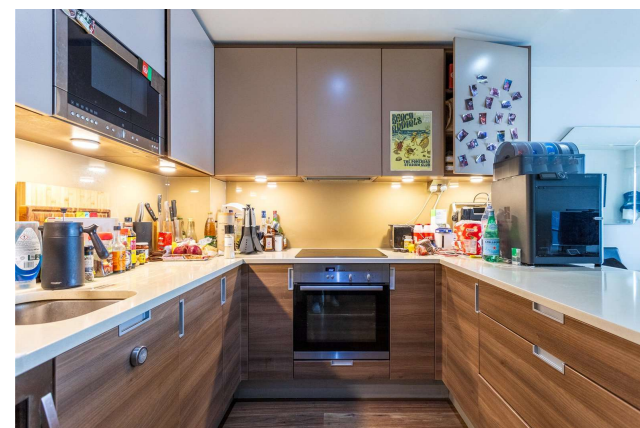
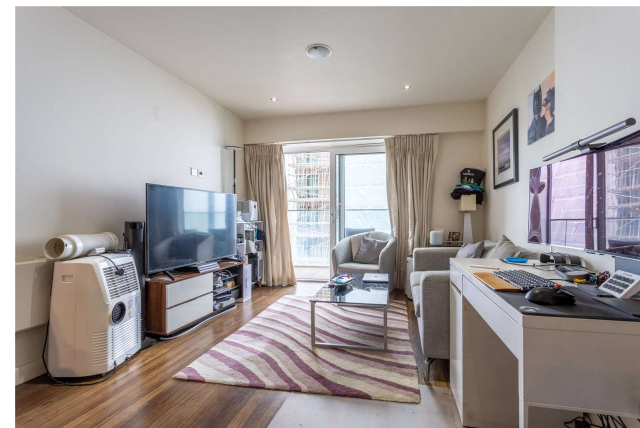
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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

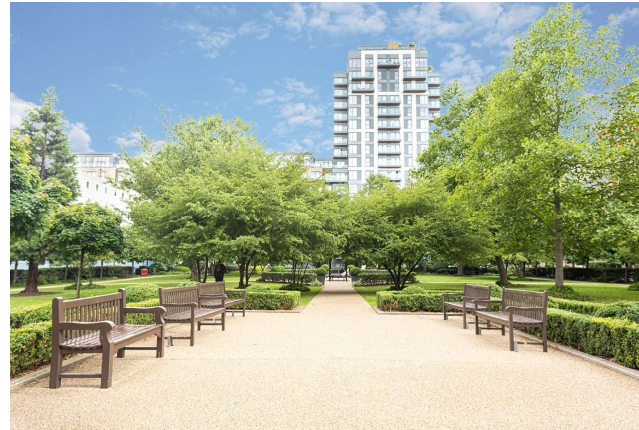
This elegant one bedroom apartment is located on the second floor and covers an impressive area of approximately 443 square feet. It features a beautifully designed kitchen with modern appliances such as an integrated fridge/freezer, hob, oven, and microwave. The living room is filled with natural light from its west-facing windows and provides access to a private balcony that overlooks East Drive. The bedroom is carpeted and includes a built-in wardrobe for ample storage space. The bathroom is tastefully designed and includes a bathtub with a fitted shower and a vanity unit.

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.

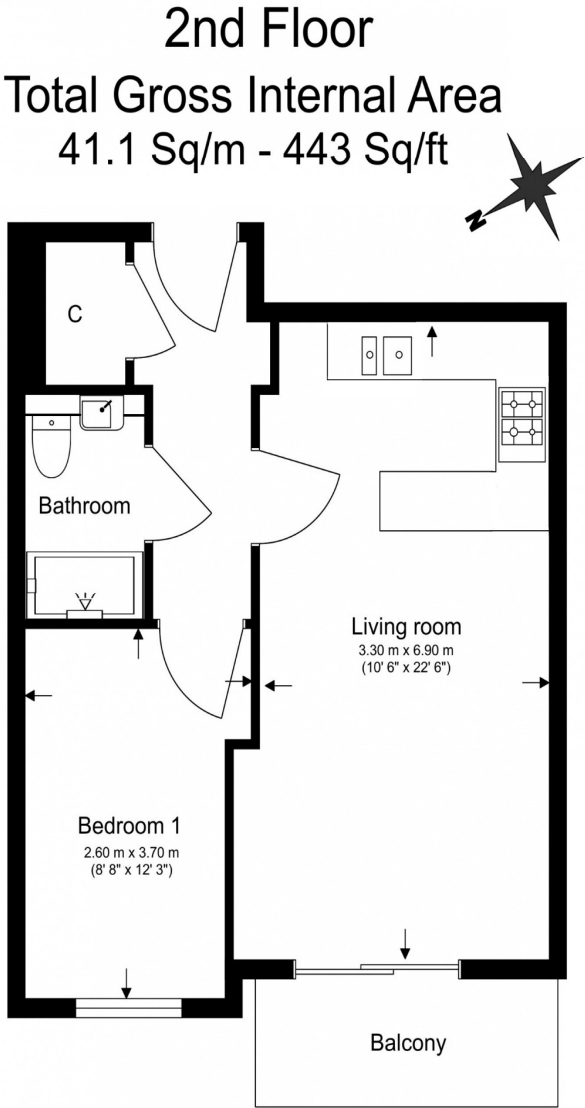


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## Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Second Floor
- 443 Square Feet (Approx.)
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</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, Scotland &amp; Wales</b>	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:	£300,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£45,000.00 (per annum) Review Period: 20 years Next: 2045 Increase: 100%
Service Charge:	£2,634.60 (per annum) to June 2026
Anticipated Rent:	£1,590.00 pcm Approx. 6.4% Yield

## Viewings:

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

Our reference: BEA240122

T: 020 8732 7980

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W: [www.benhams.com](http://www.benhams.com)

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