



Boulevard Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £277,000

 Benham
& Reeves

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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240294

Situated on the sixth floor and spanning a generous 519 square feet (Approx) is this well presented one bedroom apartment. The apartment is built up of a custom designed kitchen with fitted appliances, a bright open planned living room offering views over the landscaped gardens, a spacious bedroom area, a three piece bathroom suite and ample storage.

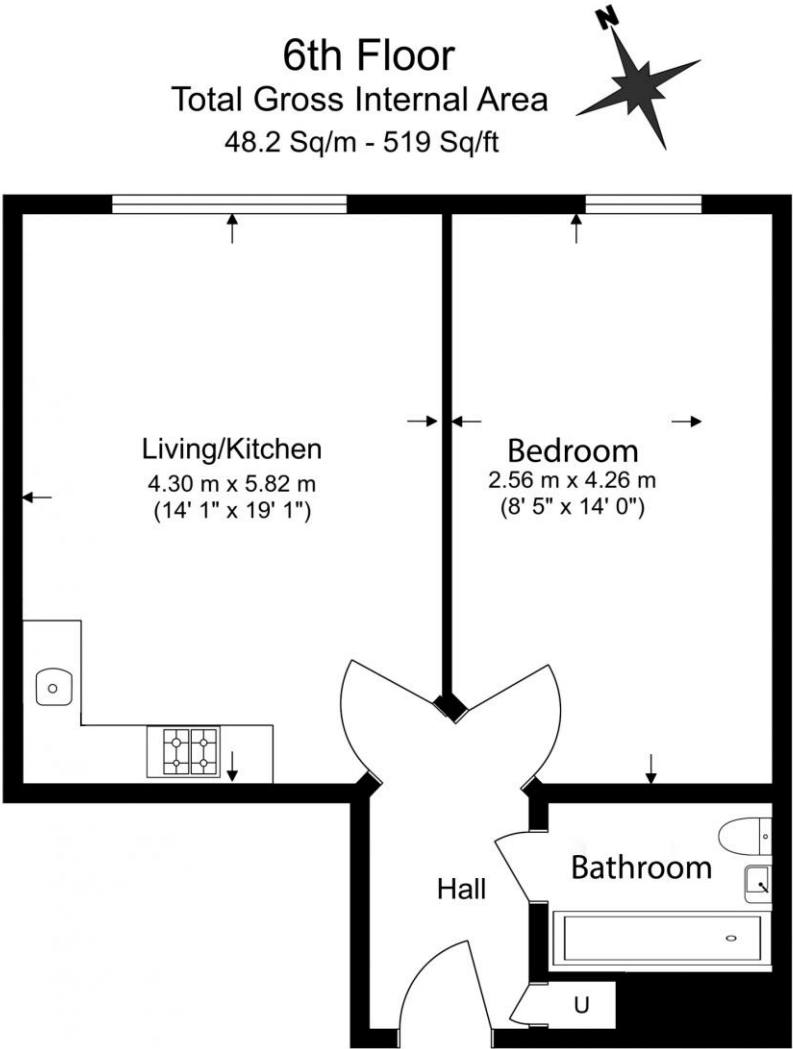
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being within walking distance to Colindale Underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube





Property Features:

- One Bedroom Apartment
- Sixth Floor
- Circa. 519 Square Feet
- Colindale Tube Station (Northern Line)
- Overlooking Landscaped Gardens
- Remaining 105 Year Lease
- Lift To All Floors
- Onsite Tesco Store, Pub, Café & Other Commercial Units



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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 28/02/2131 Approximately 105 Years Remaining
Ground Rent:	£100.00 (per annum) For the year of 2025 Next Review: 2031 Next Increase: 100%
Service Charge:	£2,400.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,300.00 pcm Approx. 5.6% 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: BEA240294

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