



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £285,000



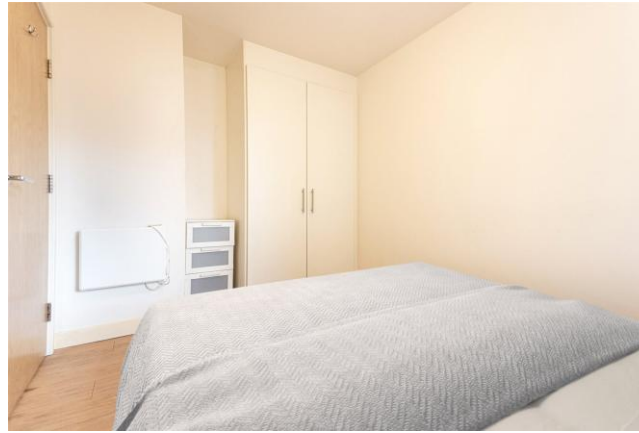
Boulevard Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning 459 square feet (Approx.) is this modern one bedroom apartment in Amelia House. Situated on the fifth floor and facing over the landscaped gardens offering western views. The apartment benefits from a kitchen with built in appliances (oven, hob, microwave, fridge and washing machine), a 3 piece family bathroom, a balcony with attract views and a secure underground parking space.

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 exclusive use of a range of facilities including a stylish gym, swimming pool and spa, 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.

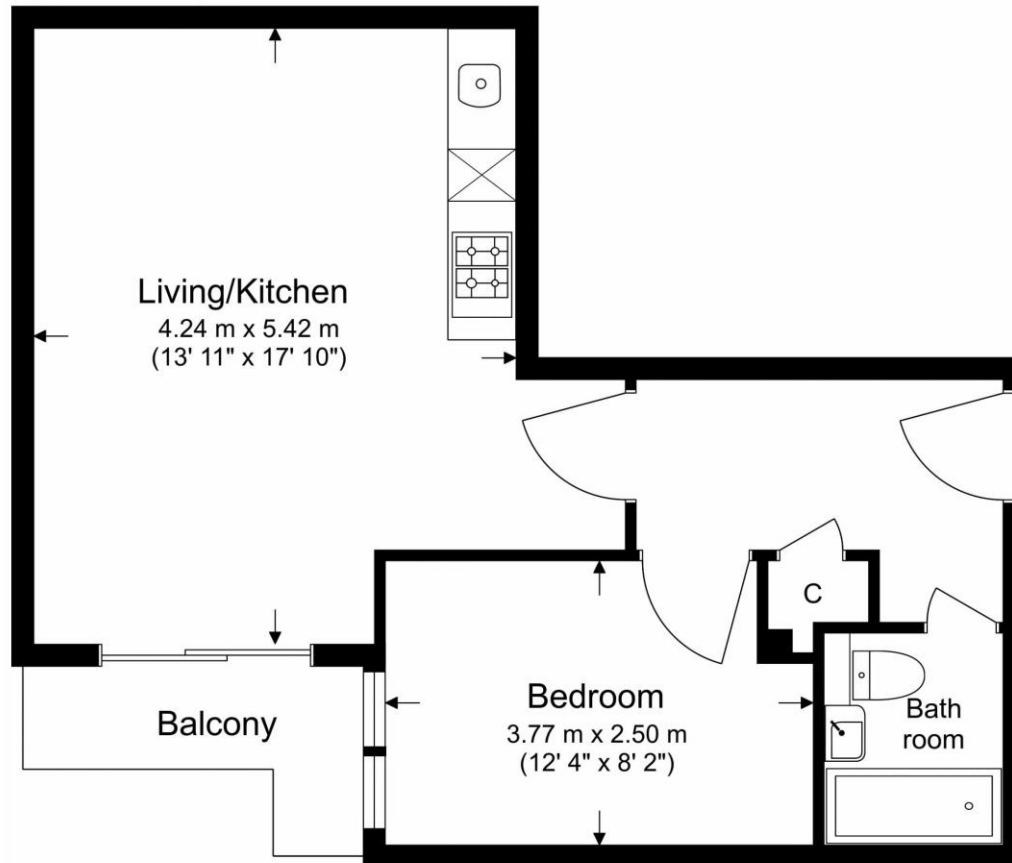




Property Features:

- Chain Free
- Right To Park Included
- Modern One Bedroom Apartment
- 459 Square Feet
- Fifth Floor
- West Facing Over Landscaped Gardens
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

5th Floor
 Total Gross Internal Area
 42.6 Sq/m - 459 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(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:	£285,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next Review: 25 December 2045 Increase: 100%
Service Charge:	£2,338.24 (per annum) For the year of 2026
Anticipated Rent:	£1,500.00 pcm Approx. 6.3% Yield

Viewings:

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

Our reference: BEA250080

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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