



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £300,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250117

Spanning 424 square feet (Approx.) is this modern manhattan apartment in Amelia House. Situated on the sixth floor and facing over Boulevard Drive offering southern views, this apartment benefits from a kitchen with built in appliances (oven, hob, microwave, fridge and washing machine), a 3 piece family bathroom, a secure underground parking space and offered with no onward selling chain.

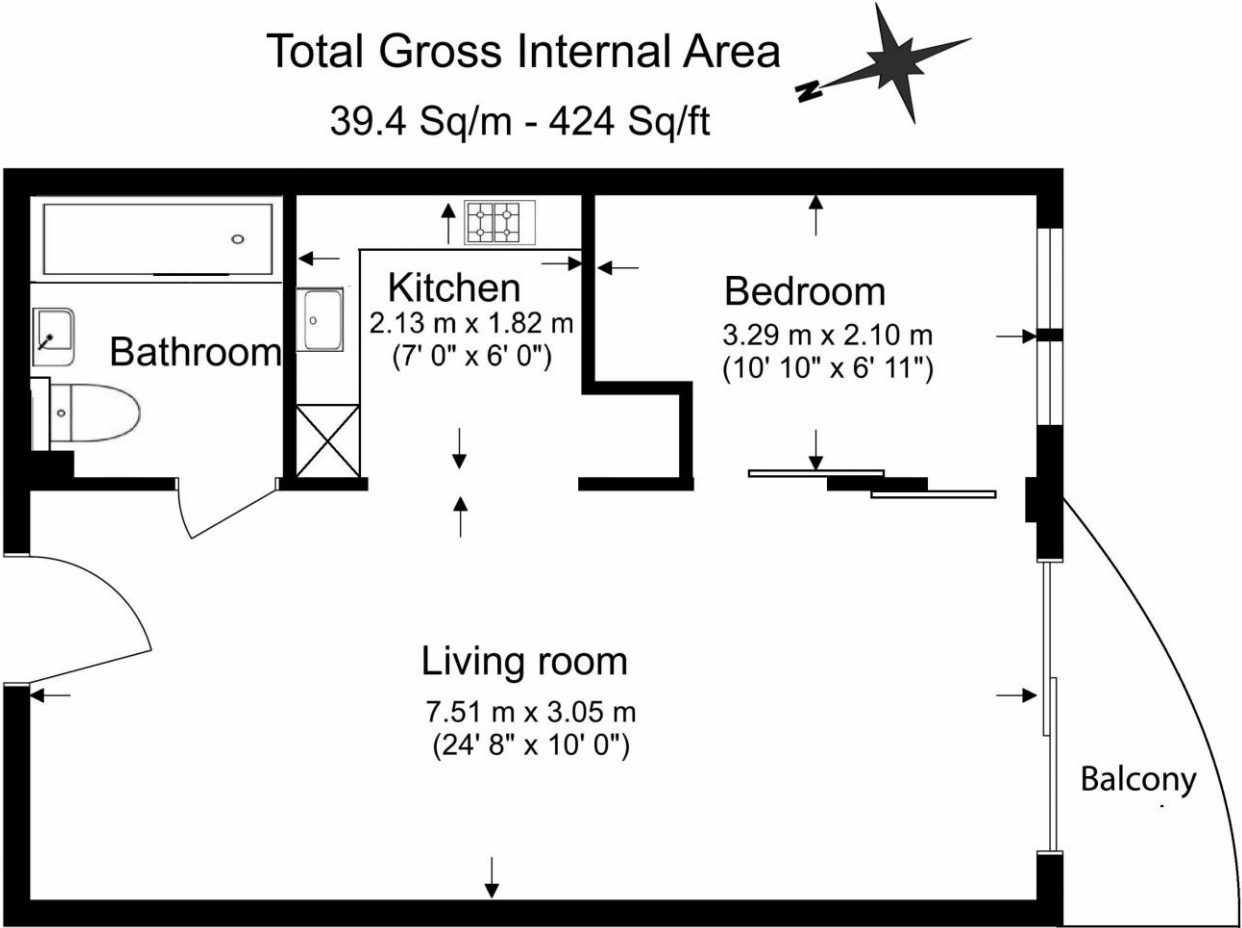
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a 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:

- Chain Free
- Secure Parking Space Included
- Stylish Manhattan Apartment
- South Facing Balcony
- 424 Square Feet (Circa)
- Sixth Floor
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	

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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.

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 979 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£2,230.56 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 6.4% Yield

Viewings:

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

Our reference: BEA250117

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