



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £325,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250130

Spanning 405 square feet (Approx.) is this modern one bedroom apartment in Amelia House. Situated on the sixth 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 and a balcony with attract views.

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.

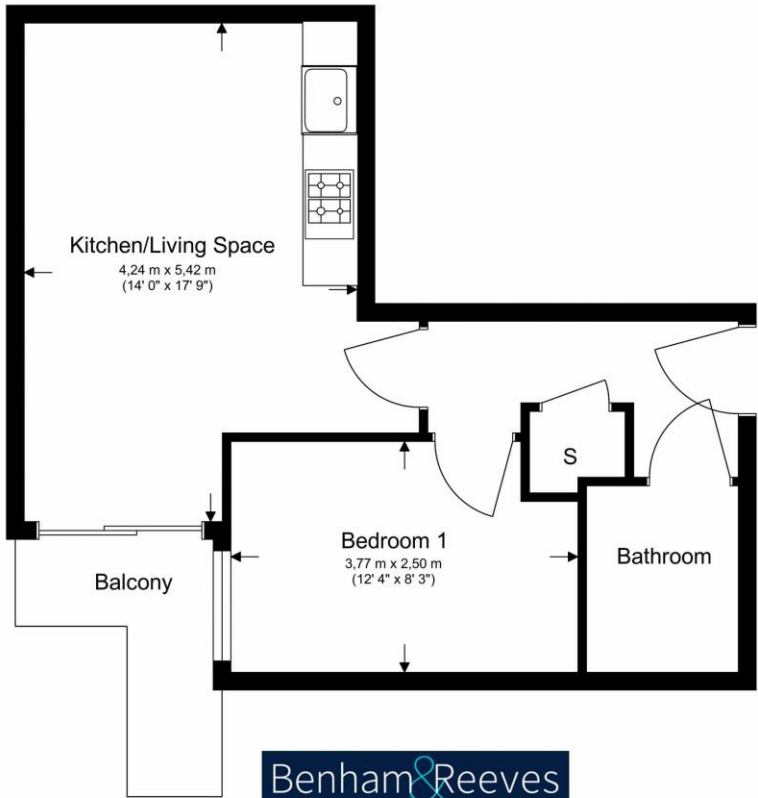





Property Features:

- Well Presented One Bedroom Apartment
- Sixth Floor
- Private West Facing Balcony
- One Bathroom
- Circa. 405 Square Feet
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
37.6 Sq/m - 405 Sq/ft



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		
(69-80) C	79	84
(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:	£325,000
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:	£2,140.44 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: BEA250130

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