



East Drive, Beaufort Park, Colindale, NW9

Offers in excess of: £245,000

 Benham
& Reeves

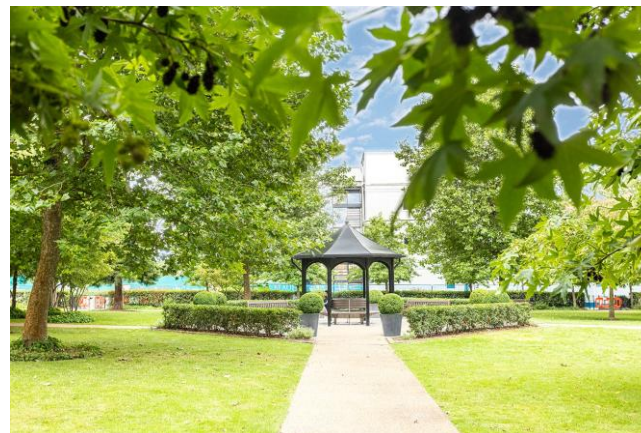
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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Located on the sixth floor and spanning a comfortable 329 square feet (approx.) is this beautifully kept Manhattan style apartment. The apartment boasts from a custom designed kitchen with integrated NEFF appliances, large open planned living with access to the private balcony overlooking Commander Avenue and the spacious bedroom area which has a built in wardrobe and can be privatised with the sliding glass tinted panels. Further benefits include the stylish tiled 3 piece bathroom suite, Karndeian wood effect flooring to the living and bedroom area and a utility cupboard with 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

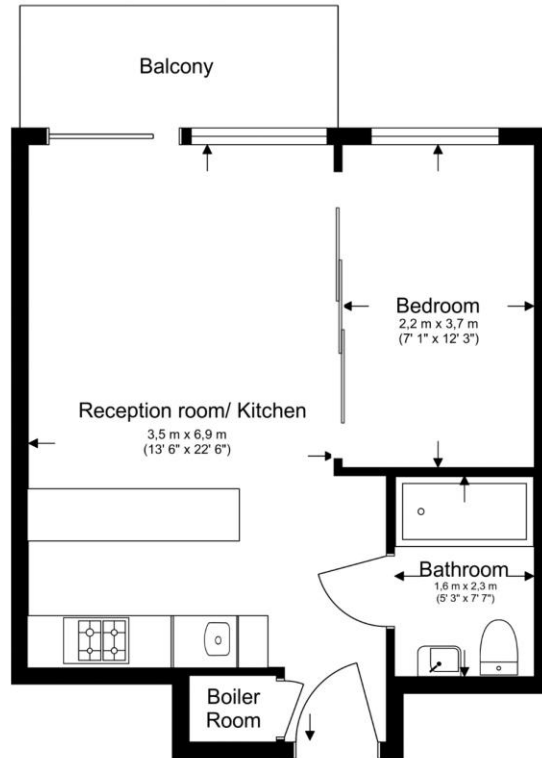




Property Features:

- Chain Free
- Stylish Manhattan Apartment
- Sixth Floor
- 329 Square Feet (Circa.)
- South Facing Private Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
30.6 Sq/m - 329 Sq/ft



Benham & Reeves

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	82	84
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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of:

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: £1,984.35 (per annum)
For the year of 2026

Anticipated Rent: £1,600.00 pcm
Approx. 7.8% 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 its 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: CHD240037

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