



**Aerodrome Road, Beaufort Park, Colindale, NW9**

Asking Price: £298,000

 Benham  
& Reeves

# Aerodrome Road, Beaufort Park, Colindale, NW9



 1 Bedroom (s)    1 Bathroom (s)    Leasehold

Situated on the fifth floor and spanning a generous 495 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 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.

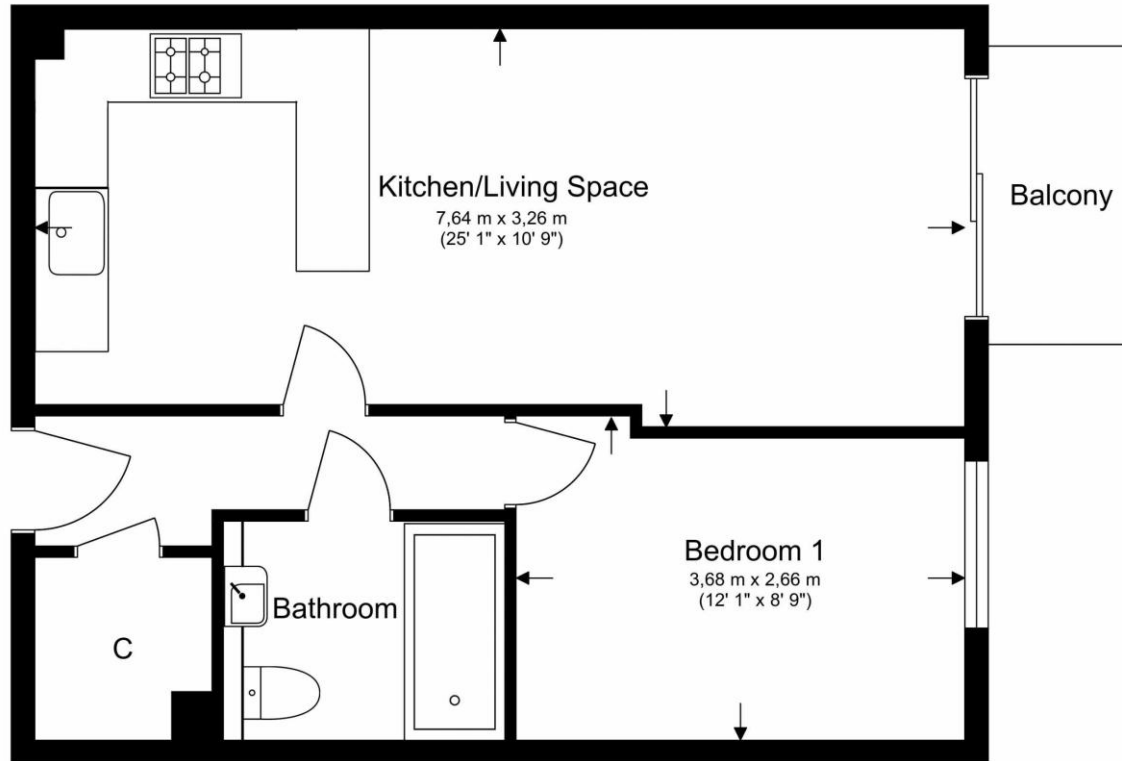




## Property Features:

- Chain Free
- One Bedroom Apartment
- Fifth Floor
- Circa. 495 Square Feet
- Colindale Tube Station (Northern Line)
- Overlooking Landscaped Gardens
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities

Total Gross Internal Area  
46 Sq/m - 495 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	£298,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£2,316.72 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,700.00 pcm Approx. 6.8% Yield

## Viewings:

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

Our reference: CHD250024

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W: [www.benhams.com](http://www.benhams.com)

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