



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £350,000

Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

🛏️ 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

Spanning a generous 589 square feet (approx.) is this stylish one bedroom apartment located on the fourth floor in Constantine House, Beaufort Park. This larger than average home offers a custom designed kitchen with integrated Siemens appliances, including microwave and wine cooler. The reception room is bright and airy benefiting from a private balcony overlooking Boulevard Drive. The carpeted bedroom is well sized and has the added luxury of built in wardrobes. Further benefits of this immaculate apartment include a three piece bathroom suite, utility room with added storage, right to park for one vehicle and no onward 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.

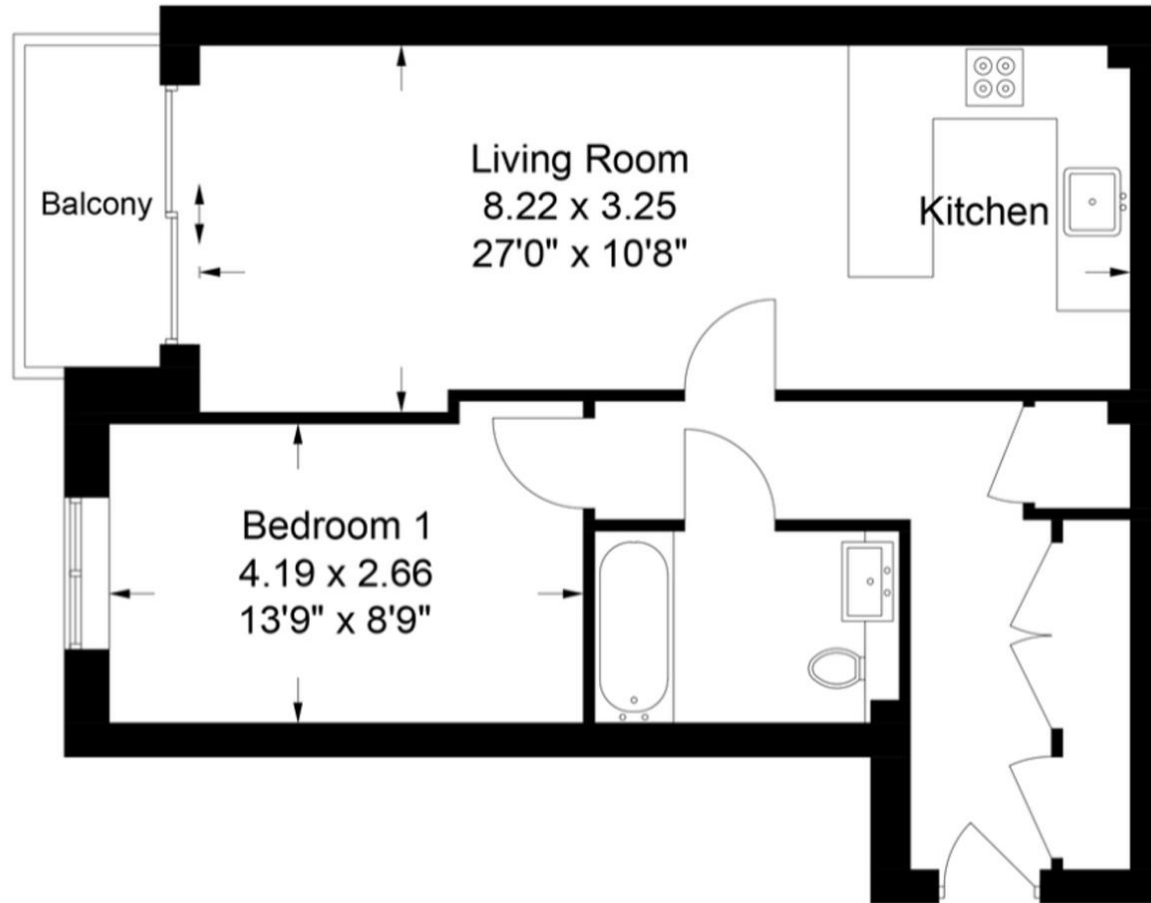




Property Features:

- Chain Free
- Right To Park Included
- Larger Than Average One Bedroom Apartment
- Fourth Floor
- Private Balcony Overlooking Boulevard Drive
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

4th Floor
Total Gross Internal Area
 54.7 Sq/m - 589 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
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:	£350,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 20 years Next Review: 25 December 2045 Increase: 100%
Service Charge:	£2,930.78 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: CHD260016

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