



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £270,000

Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

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

With Parking Spanning 436 square feet (Approx.) is this modern manhattan apartment in Constantine House. Situated on the third floor and facing over Boulevard Drive, this apartment benefits from a kitchen with built in appliances (oven, hob, microwave, fridge and washing machine), a 3 piece family bathroom, a private balcony 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 Bay Included
- Stylish Manhattan Apartment
- Third Floor
- Circa 436 Square Feet
- Private Balcony Overlooking Boulevard Drive
- Colindale Station (Zone 4)
- Residents Gym, Swimming Pool & Spa



Total Gross Internal Area
40.5 Sq/m - 436 Sq/ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 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: | £270,000 |
| 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: | £2,147.54 (per annum) For the year of 2026 |
| Anticipated Rent: | £1,600.00 pcm Approx. 7.1% Yield |

Viewings:

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

Our reference: NIN210002

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