



**East Drive, Colindale, NW9**

Price Reduced to: £300,000

 Benham  
& Reeves



# East Drive, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240121

This elegant one bedroom apartment is located on the first floor and covers an impressive area of approximately 488 square feet. It features a beautifully designed kitchen with modern appliances such as an integrated fridge/freezer, hob, oven, and microwave. The living room is filled with natural light from its west-facing windows and provides access to a private balcony that overlooks East Drive. The bedroom is carpeted and includes a built-in wardrobe for ample storage space. The bathroom is tastefully designed and includes a bathtub with a fitted shower and a vanity unit.

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.

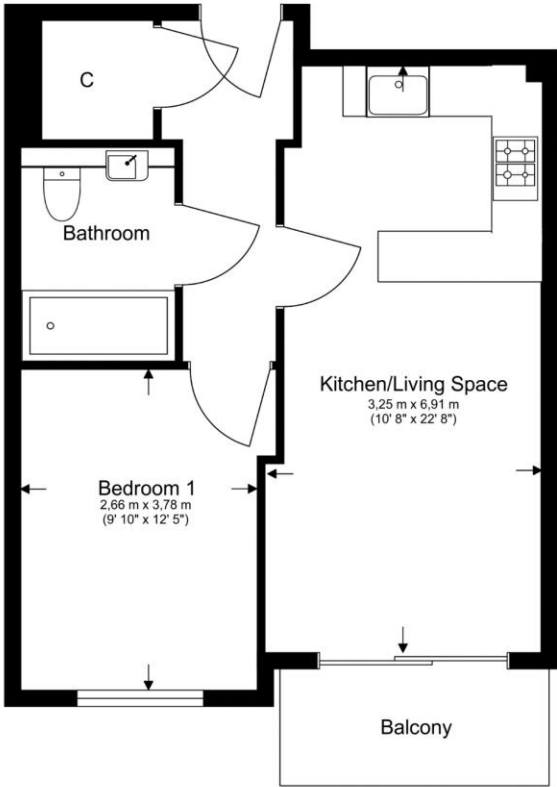





## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- One Bathroom
- First Floor
- 488 Square Feet (Approx.)
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area 45.3 Sq/m - 488 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		86
(69-80) C	76	
(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.

Price Reduced £300,000

to:

Tenure: Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

Ground Rent: £225.00 (per annum)  
For the year 2025  
Next Review: December 2025  
Next Increase: 100%

Service Charge: £2,606.50 approx. (per annum)  
For the year 2025

Anticipated Rent: £1,700.00 pcm  
Approx. 6.6% Yield

## Viewings:

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

Our reference: BEA240121

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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