



## East Drive, Colindale, NW9

Price Reduced to: £325,000

Benham  
& Reeves



# East Drive, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240123

A contemporary one bedroom apartment situated on the third floor and covers an impressive area of approximately 443 square feet. It features a custom 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 stylishly 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.

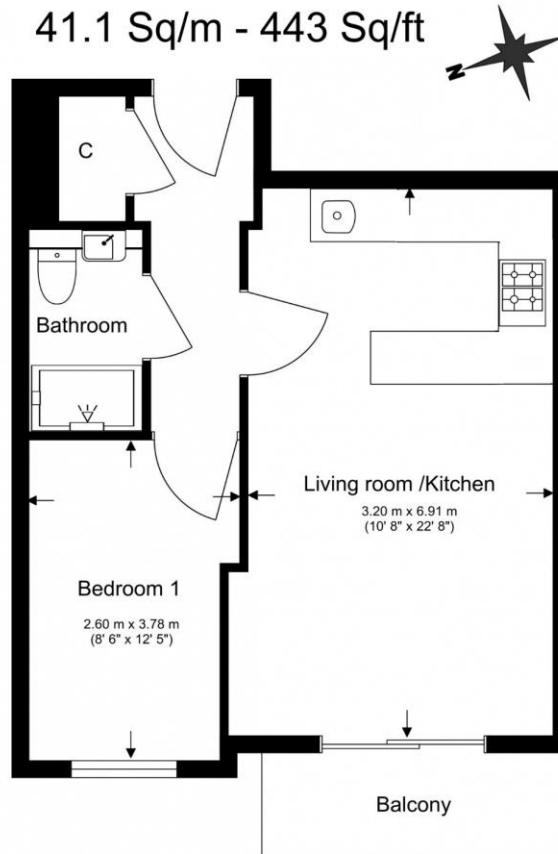




## Property Features:

- Stylish One Bedroom Apartment
- Third Floor
- 443 Square Feet (Approx.)
- Private West Facing Balcony
- Right To Park Included
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

## 3rd Floor Total Gross Internal Area 41.1 Sq/m - 443 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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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      £325,000

to:

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

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

Service Charge:    £3,079.40 approx. (per annum)  
For the year of 2025

Anticipated Rent:    £1,550.00 pcm  
Approx. 5.7% 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: BEA240123

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