



Ellyson House, East Drive, Colindale, NW9

Asking Price: £325,000

Benham
& Reeves

Ellyson House, 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.

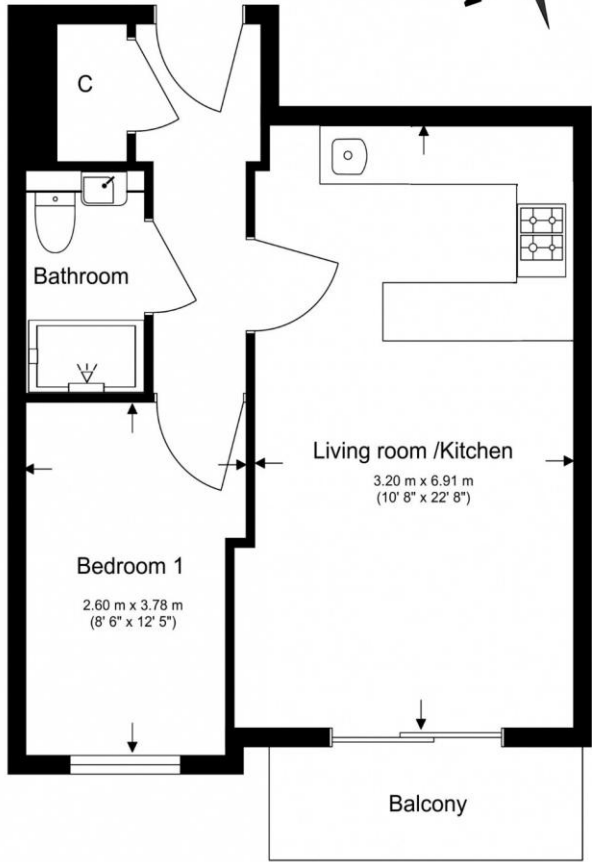




Property Features:

- 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+) A		
(81-91) B	83	86
(69-80) C		
(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.

Asking Price:	£325,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next Review: 2045 Next Increase: 100%
Service Charge:	£2,920.08 approx. (per annum) To June 2026
Anticipated Rent:	£1,550.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: BEA240123

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