



Boulevard Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £390,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: ACC220506

Situated on the third floor in Amelia House, Beaufort Park is this extremely well presented two bedroom, two bathroom apartment. Spanning a comfortable 657 square feet (circa) and including a large open plan kitchen/reception room with access to its own private balcony, utility room and parking for one car. The property is offered on a chain free basis and is excellent for owner occupation or as a buy to let investment currently generating a rental yield of 5.9%.

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, providing fast transport into London.

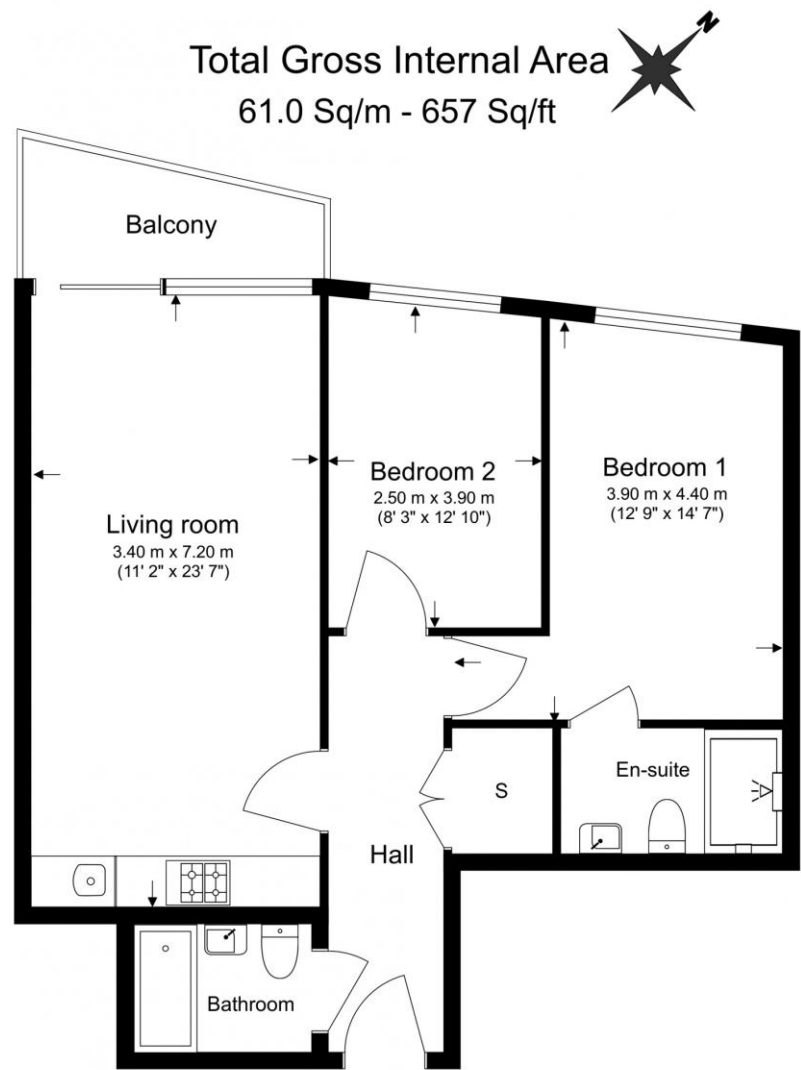




Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- Circa. 657 Square Feet
- Colindale Tube Station (Northern Line)
- Right To Park Included
- 24 Hour Estate Management
- Resident's Gym, Swimming Pool & Spa Facilities





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	87
(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	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Priced Reduced to:	£390,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£3,910.50 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,950.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: ACC220506

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W: www.benhams.com

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