



Envoy House, 2 East Drive, London, NW9

Asking Price: £450,000

 Benham
& Reeves

Envoy House, 2 East Drive, London, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Set on the sixth floor is this bright and spacious 2 bedroom, 2 bathroom apartment. Spanning a generous 741 square feet (approx.) and offering south and west views. The property is built up of a stylish kitchen with integrated appliances, an open planned kitchen diner, two double bedrooms with bedroom one having the added luxury on a fitted wardrobe and ensuite. Further benefits include a 3 piece family bathroom suite, the right to park for one car and utility room with ample storage.

North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being within walking distance to Colindale Underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube.

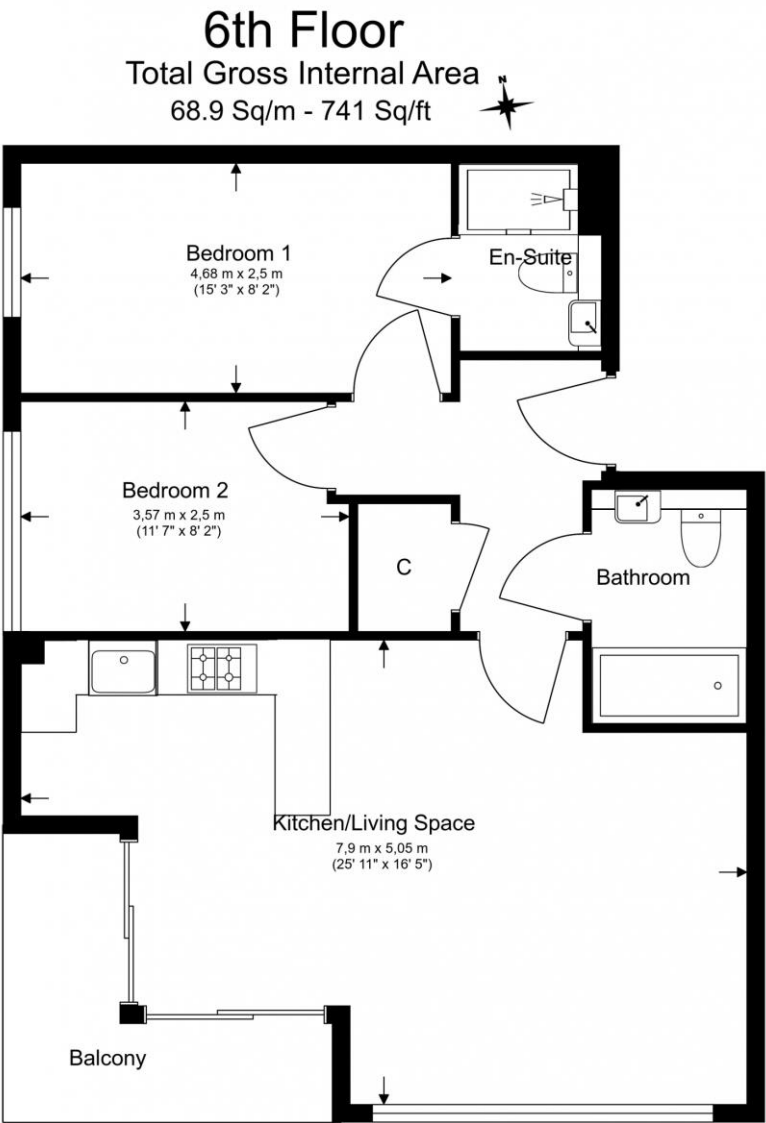




Property Features:

- Secure Car Parking Space
- 2 Bedroom Stylish Apartment
- 2 Bathrooms
- 741 Square Feet (approx.)
- Sixth Floor
- Dual Aspect – South & West Facing
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station - Northern Line





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		
(69-80) C	80	83
(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:	£450,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 981 Years Remaining
Ground Rent:	£300 (per annum) For the year of 2023 Next Review: 2025 Next Increase: 100%
Service Charge:	£3800 approx. (per annum) Estimated for the year of 2023

Viewings:

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

Our reference: BEA220677

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