



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £400,000

 Benham
& Reeves

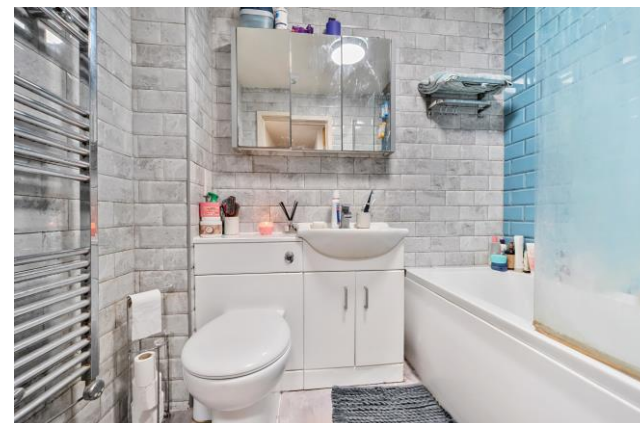
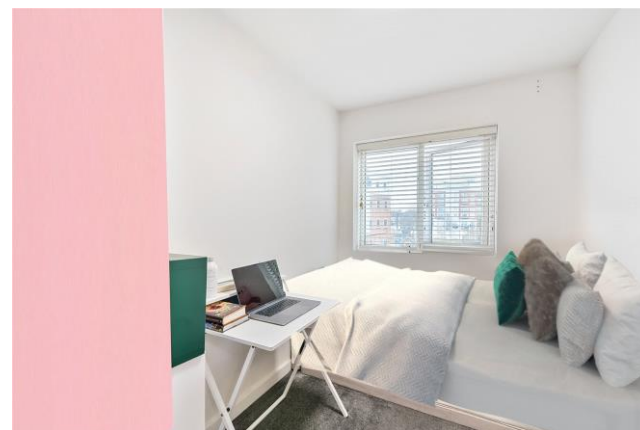
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 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA230100

Situated on the second floor of Amelia House and spanning a comfortable 538 square feet (approx.) of internal living space is this two bedroom, one bathroom apartment. The property consists of a custom designed kitchen with wood effect flooring to the living room which has access to a private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of access to a private terrace. Further benefits include a stylish bathroom suite, utility room and secure underground parking bay.

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.

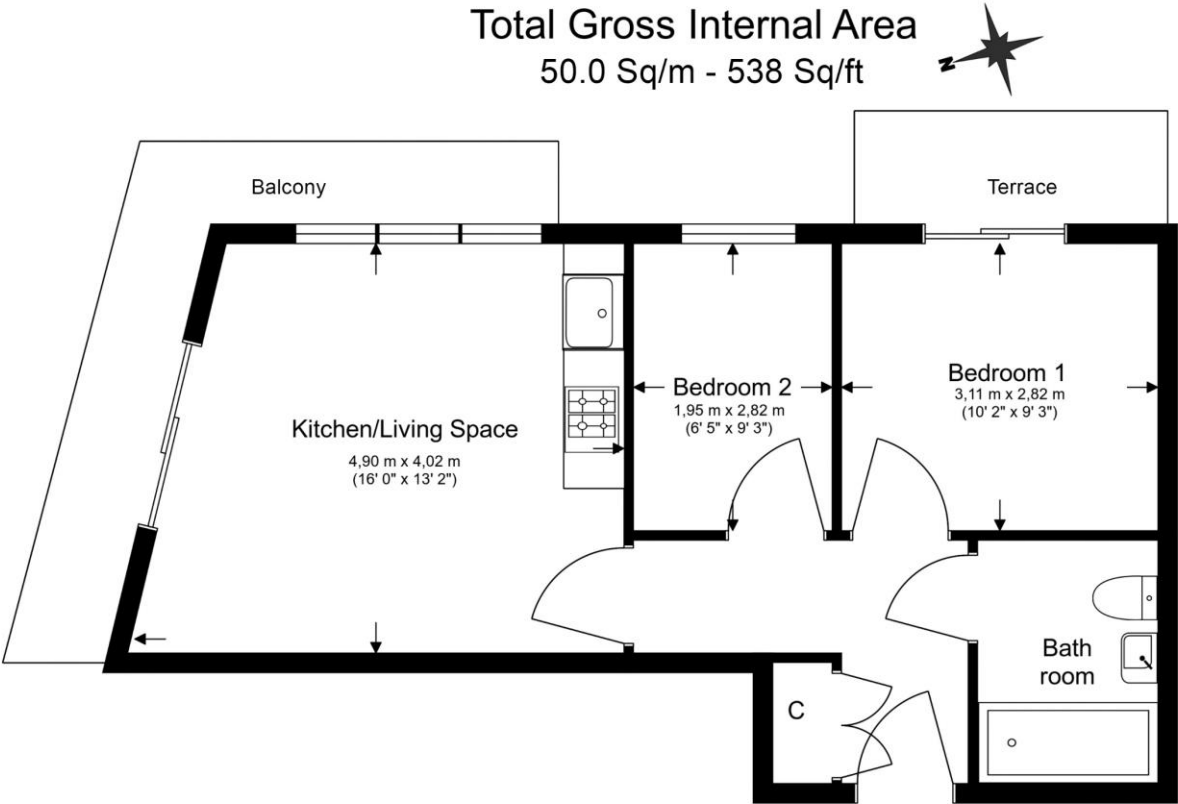




Property Features:

- Secure Parking Bay Included
- Two Bedroom Apartment
- Second Floor
- Two Generous Private Balconies
- 538 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities
- Access To Residents'-Only Podium Garden





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	81	83
(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:	£400,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£125.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£2,000.00 (per annum) For the year of 2024

Viewings:

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

Our reference: BEA230100

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