



**Aerodrome Road, Beaufort Park, Colindale, NW9**

Asking Price: £450,000

 Benham  
& Reeves



# Aerodrome Road, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

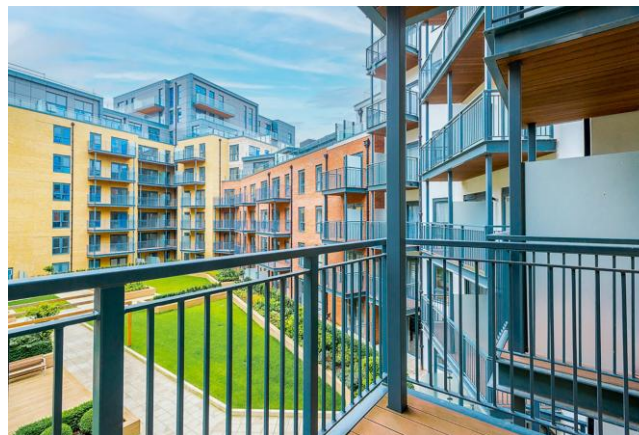
REF#: BEA230170

Situated on the fourth floor of Carvell House is this luxury two bedroom, two bathroom apartment facing East over the landscaped communal gardens. The apartment is flooded with natural light and spans a comfortable 742 square feet (approx.) of internal living space. Built up with a custom designed kitchen with integrated Neff appliances and back painted glass splashback and the spacious living room boasts from karndean wood effect flooring and integrated home audio system with docking station and two ceiling speakers. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of built in wardrobes and en-suite shower room. Further benefits consist of a three piece family bathroom with Villeroy and Boch chinaware, offered with no onward chain and a lease length of 900+ years.

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 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-hour weekend service, it has never been easier to enjoy all the excitement of the capital.

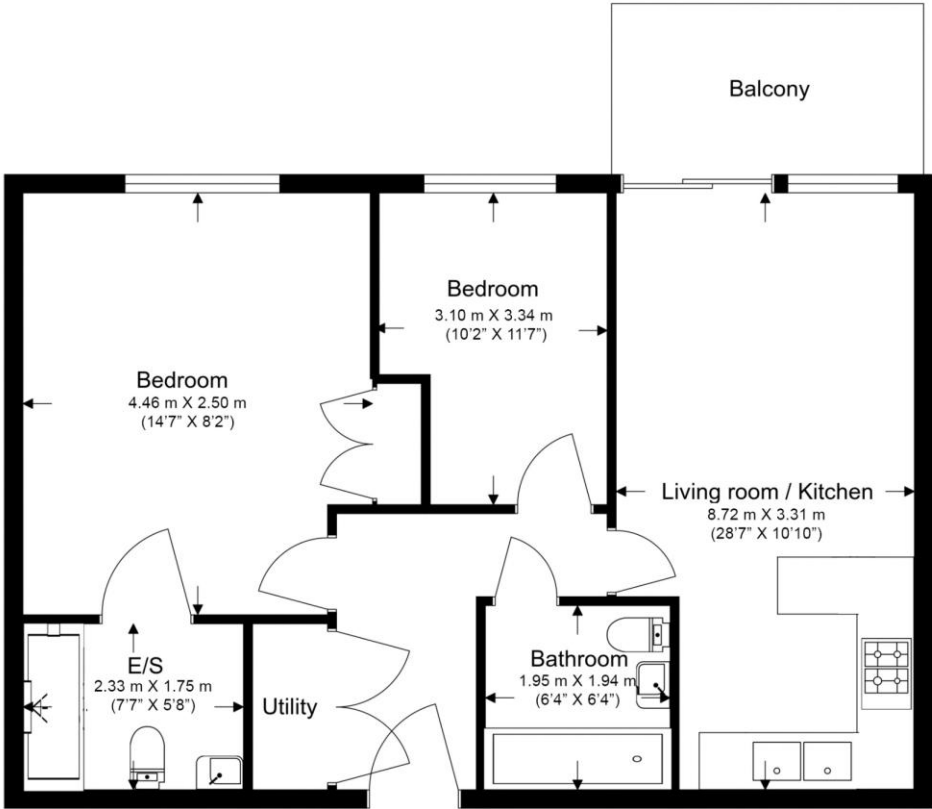




## Property Features:

- Chain Free
- Two Bedroom Stylish Apartment
- Two Bathrooms
- Fourth Floor
- 742 Square Feet
- East Facing Over Internal Gardens
- Residents' Only Gym, Swimming Pool & Spa
- Colindale Tube Station

Total Gross Internal Area  
68.4 Sq/m - 742 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		
(69-80) C	79	80
(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 24/12/3014 Approximately 989 Years Remaining
Ground Rent:	£325.00 (per annum) For the year of 2025 Next review: December 2025 Next increase: 100%
Service Charge:	£3,468.40 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.6% Yield

## Viewings:

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

Our reference: BEA230170

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W: [www.benhams.com](http://www.benhams.com)

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