



East Drive, Beaufort Park, Colindale, NW9

Asking Price: £525,000

 Benham
& Reeves

East Drive, Beaufort Park, Colindale, NW9

🛏 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

REF#: BEA250004

Situated on the fourth floor of the prestigious Farington House is this well presented two bedroom, two bathroom apartment made up of a comfortable Circa. 801 square feet. The apartment includes a custom designed fitted kitchen with a quartz kitchen worktop and feature tile splashback. The spacious living room benefits from two separate balconies offering dual facing aspects with south and west facing views. Both bedrooms are fully carpeted with bedroom one having the added luxury of built in wardrobe space and ensuite shower room. The three piece family bathroom and ensuite bathroom are stylishly designed with tiled floors and tiled walls with the added benefit of chrome taps and heated black towel rail.

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.



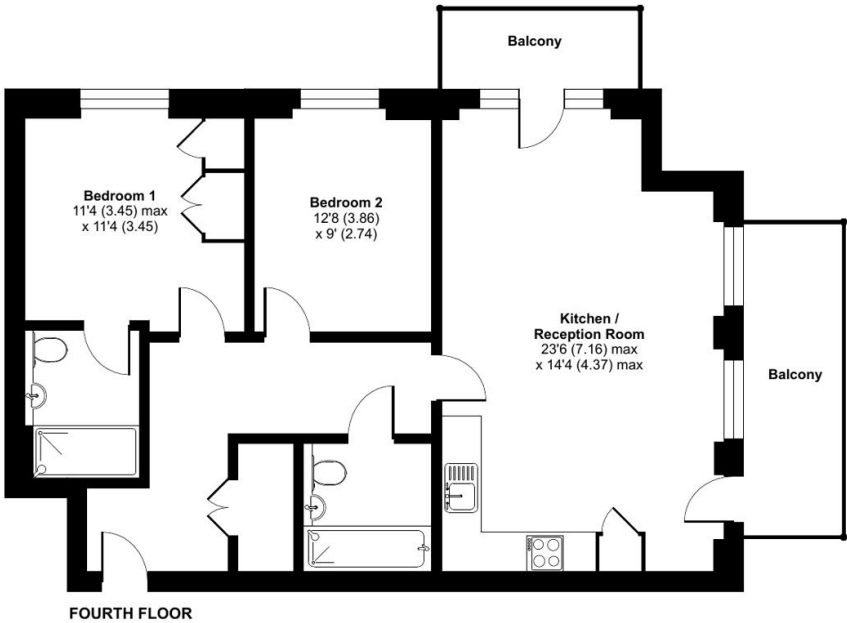


Property Features:

- Two Bedroom Apartment And Two Bathrooms
- 801 Square Feet (Approx)
- Fourth Floor
- Two Private Balconies
- Right To Park For One Car
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

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Approximate Area = 801 sq ft / 74.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£525,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,600.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,300.00 pcm Approx. 5.3% Yield

Viewings:

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

Our reference: BEA250004

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

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