



Boulevard Drive, Beaufort Park, Colindale, NW9

Offers in excess of: £514,500

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250100

****Chain Free & Secure Gated Parking Included**** Comprising of a generous 836 square feet (circa.) is this immaculate sixth floor, two bedroom apartment. This bright and airy home offers a fully integrated kitchen with back painted glass splashback and Neff appliances including microwave, wine cooler and a stainless steel 1½ sink bowl with chrome finished Vado spring tap and waste disposal unit. The living area which is flooded with natural sunlight from its south facing aspect boasts LED downlighters, high level socket for wall mounted TV and Satellite terrestrial points. Both bedrooms are carpeted and offer ample room, with the principle bedroom having the added luxury of a built in wardrobe and ensuite shower room. The ensuite and family bathroom are stylishly fitted with Villeroy & Boch chinaware and Vado chrome finished taps. Further benefits of this luxurious home is a private balcony overlooking the beautifully landscaped communal gardens, Karndean wood effect flooring and built in Sonos sound system to living spaces, a utility room with ample storage and a fitted water softener serving the entire apartment.

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 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.



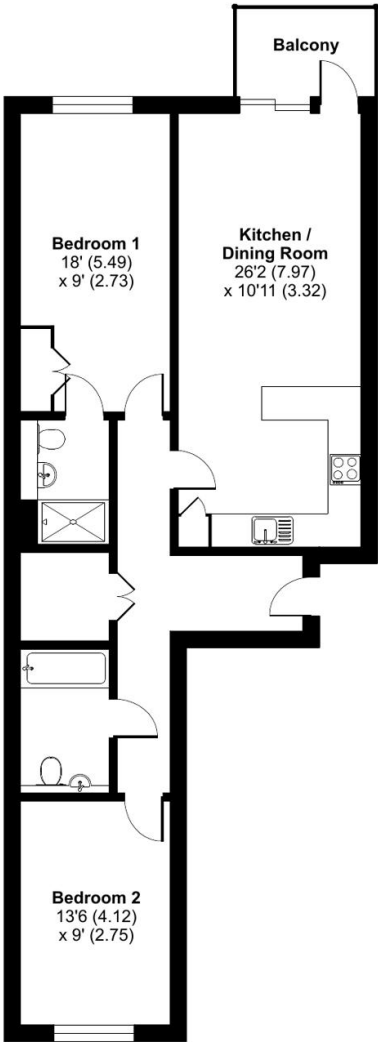


Property Features:

- Chain Free
- Immaculate Two Bedroom Apartment
- Circa. 836 Square Feet
- Sixth Floor
- South Facing Balcony Overlooking Landscaped Gardens
- Secure Gated Parking
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities

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Approximate Area = 836 sq ft / 77.7 sq m
For identification only - Not to scale



SIXTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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.

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Tenure: Leasehold
Expires 24/12/3004
Approximately 979 Years Remaining

Ground Rent: £380.00 (per annum)
For the year of 2025
Next Review: 2040
Next Increase: By RPI for the relevant year

Service Charge: £4,700.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,300.00 pcm
Approx. 5.4% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Viewings:

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

Our reference: BEA250100

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