



Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £438,000

 Benham
& Reeves

Aerodrome Road, Beaufort Park, Colindale, NW9

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

REF#: BEA250154

Spanning an impressive 726 square feet (Approx.) of bright and modern living space is this two bedroom, two bathroom apartment. Situated on the fourth floor and beautifully presented throughout, this apartment boast from a spacious open plan living room with access to a private balcony overlooking the beautiful kept podium garden, fully integrated kitchen with Neff appliances and breakfast bar, three piece family bathroom suite, two double bedrooms with an abundance of light, bedroom one has the added benefits of built in wardrobes and en-suite. The apartment further benefits from sonos speaker system, secure underground parking, utility room, Karndean wood effect flooring to living space, kitchen and hallway, carpet with underlay to bedrooms.

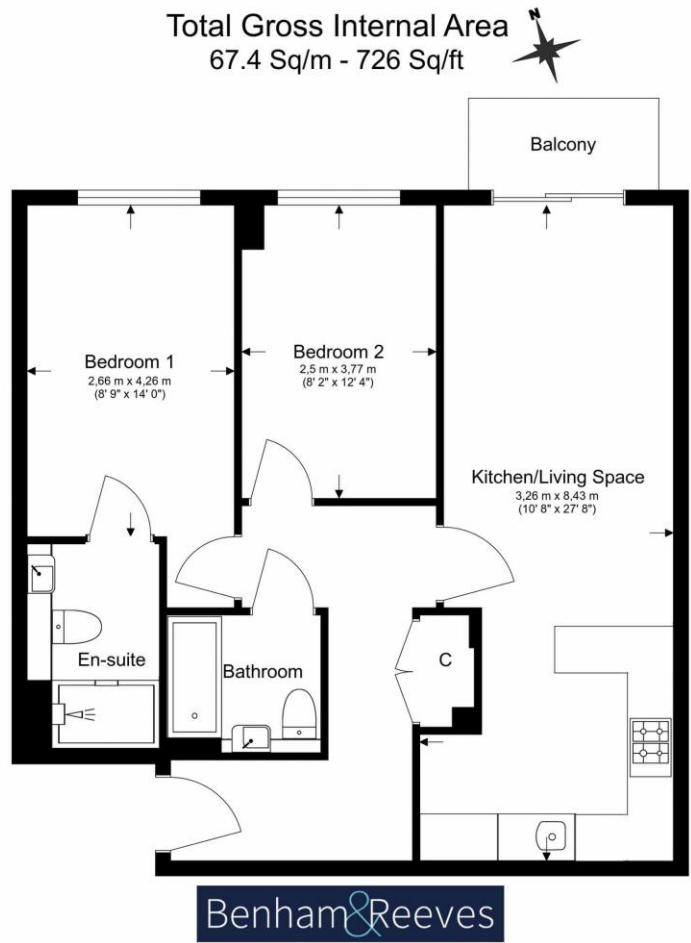
The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located within walking distance to Colindale underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube.





Property Features:

- Right To Park Included
- Two Bedroom Apartment
- Two Bathrooms
- Circa. 726 Square Feet
- Fourth Floor
- Colindale Tube Station (Northern Line)
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	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:	£438,000
Tenure:	Leasehold Expires 24/12/3014 Approximately 989 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£3,614.76 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.5% Yield

Viewings:

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

Our reference: BEA250154

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