



# Boulevard Drive, Beaufort Park, Colindale, NW9

Offers in excess of: £380,000

 Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 784 square feet, this modern two bedroom, two bathroom apartment is located in Amelia House on the second floor. The apartment features an open plan living and dining area, a fully fitted kitchen with integrated appliances, and two private terraces with dual aspect views over the landscaped gardens and Boulevard Drive. This property also includes two generously sized bedrooms, including an en-suite within the primary bedroom, while the three-piece family bathroom is conveniently located off the hallway. The property also offers ample storage space and is neutrally decorated throughout, creating a bright and versatile home. Further benefits include a secure underground parking space.

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, providing fast transport into London.

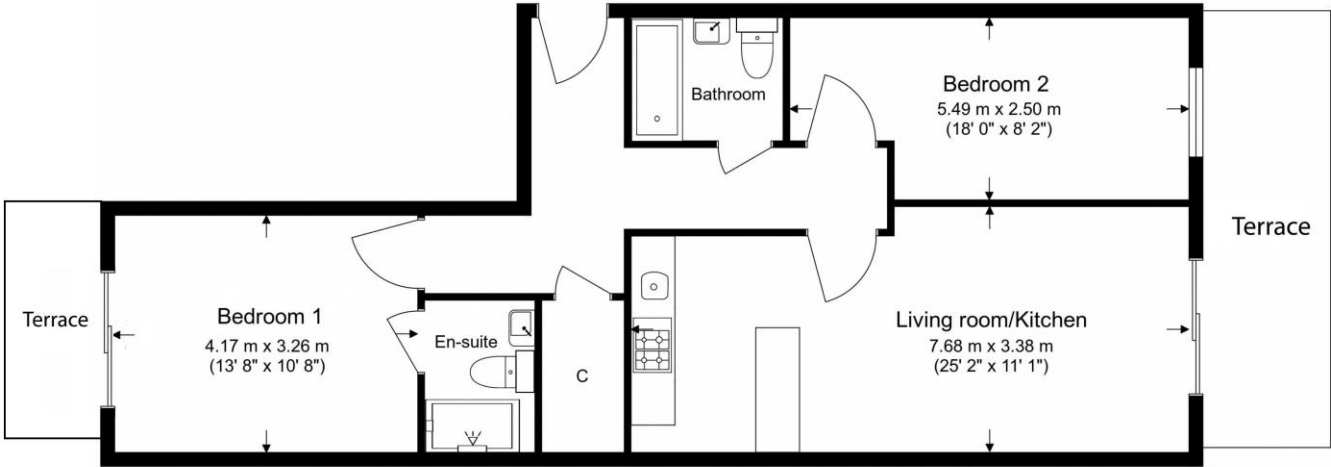




## Property Features:

- Secure Car Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 784 Square Feet (Approx)
- 24 Hour Estate Management
- Resident's Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

2nd Floor  
 Total Gross Internal Area  
 72.8 Sq/m - 784 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

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of:

Tenure: Leasehold  
Expires 24/12/3004  
Approximately 978 Years Remaining

Ground Rent: £650.00 (per annum)  
Review Period: 20 years  
Next Review: 25/12/2045  
Next Increase: 100%

Service Charge: £4,014.30 (per annum)  
For the year of 2026

Anticipated Rent: £2,000.00 pcm  
Approx. 6.3% 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: BEA260066

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