



# Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £475,000

 Benham  
& Reeves

# Caversham Road, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: CHD240004

Spanning across 936 square feet (approx.) of luxurious living space is this contemporary two bedroom apartment in the heart of Beaufort Park. Situated on the second floor and facing south over Aerodrome Road this apartment is flooded with natural light throughout. The property boasts a custom designed kitchen with laminate worktops, under wall unit LED lighting and integrated SMEG appliances. Wood effect flooring to living space with satellite TV and FM terrestrial TV points and access to a private south facing balcony. Both bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylishly fitted Villeroy & Boch chinaware. Further benefits include a large storage cupboard off the living room, utility room and no onward selling chain.

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 exclusive use of a range of facilities including a stylish gym, swimming pool and spa, 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.

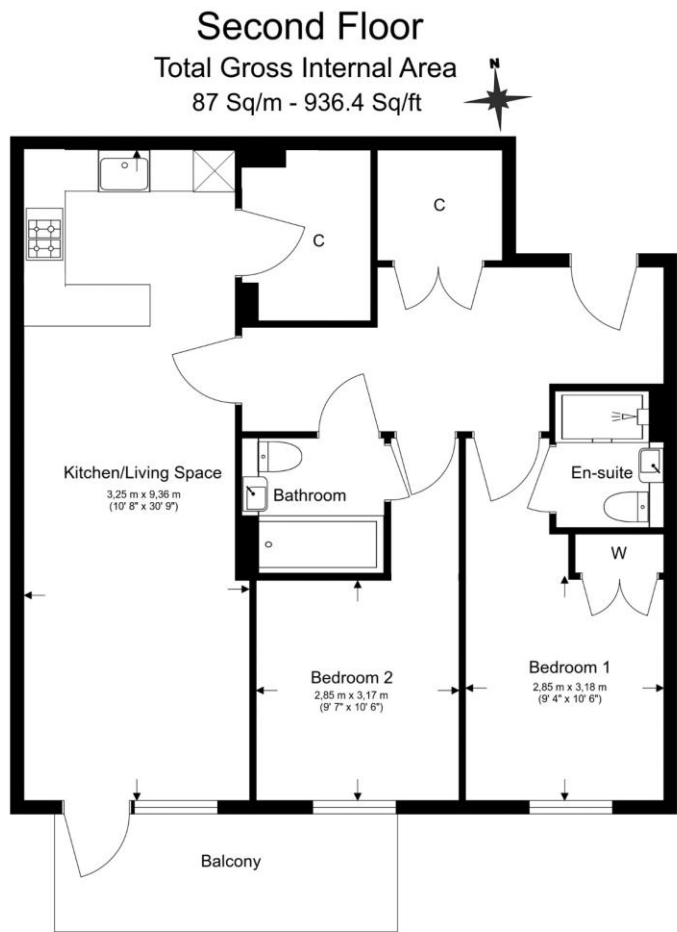






## Property Features:

- Two Bedroom Luxury Apartment
- Two Bathrooms
- Second Floor
- 936 Square Feet (Approx.)
- South Facing Balcony
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa
- 24 Hour Estate Management



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	83	83
(69-80) C		
(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:	£475,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2025 Next Review: 2041 Next Increase: RPI
Service Charge:	£3,653.72 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.1% Yield

## Viewings:

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

Our reference: CHD240004

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