



## East Drive, Beaufort Park, Colindale, NW9

Asking Price: £450,000

 Benham  
& Reeves



# East Drive, Beaufort Park, Colindale, NW9

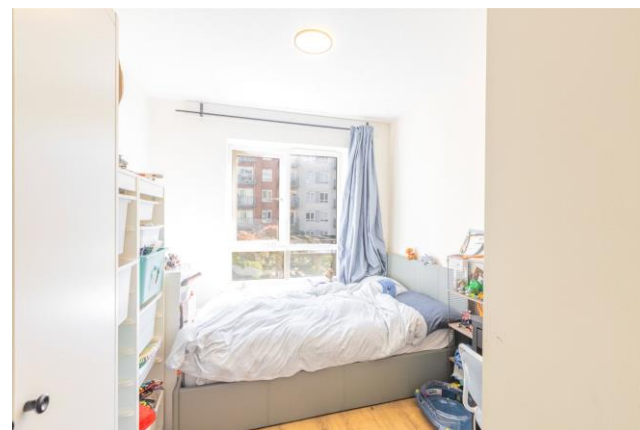
 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: CHD240005

Modern two-bedroom apartment located in Ellyson House, Beaufort Park. The apartment spans an approximate 680 square feet (approx.) and offers an elegant and light living space, good sized bedrooms, fitted kitchen equipped with a fridge/freezer, cooker/oven, microwave, and washing machine/dryer, family bathroom and master bedroom

Further benefits include free access to the on-site gym, swimming pool, spa and Jacuzzi, video entry system, refuse shoots on each floor, CCTV throughout the building and automatic lifts.

The development also offers landscaped gardens, on-site dental clinic, Tesco Express, dry cleaners and restaurants. Colindale Underground station (Northern Line) is approximately 5 minutes' walk away (0.4 miles) making commuting to the city under 30 minutes.

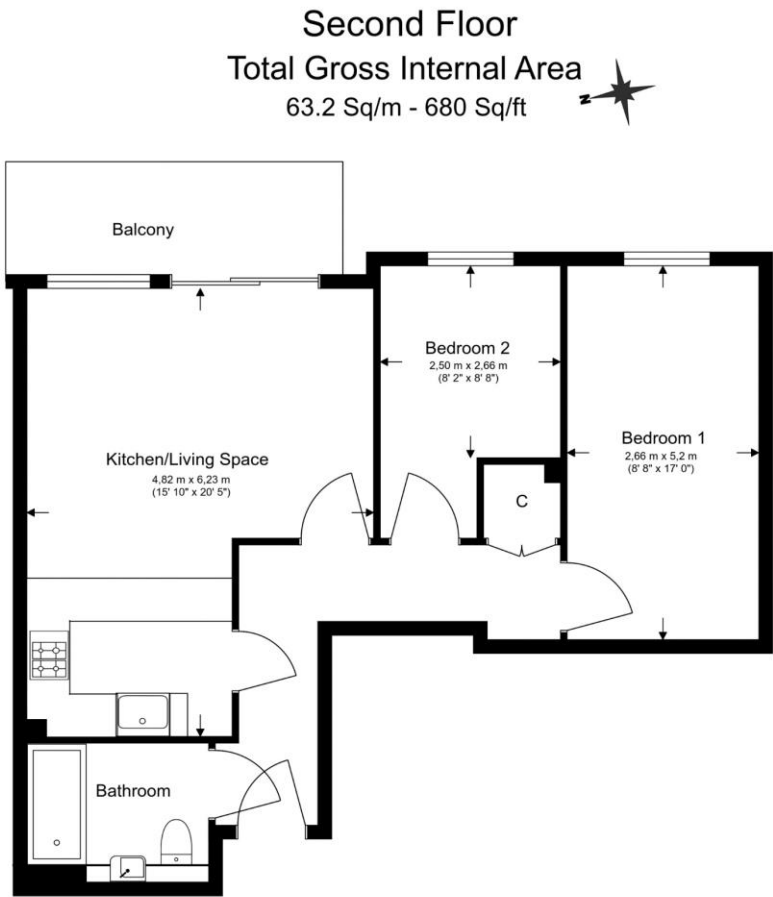




## Property Features:

- Modern Apartment
- Right to Park
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 680 Square Feet (Approx.)
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)





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		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(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:	£450,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£275.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase; 100%
Service Charge:	£4,379.48 approx. (per annum) For the year of 2024

### Viewings:

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

Our reference: CHD240005

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