



# Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £485,000

Benham  
& Reeves

# Aerodrome Road, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

**\*\*Right To Park Included\*\*** Situated on the sixth floor of Carvell House is this luxury two bedroom, two bathroom apartment. This bright and airy home spans a generous 811 square feet (approx.) and offers a custom designed kitchen with integrated Neff appliances and back painted glass splashback, a spacious living room benefiting from karndean wood effect flooring, integrated home audio system with docking station, and a private east facing balcony overlooking the beautifully landscaped gardens. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of built in wardrobes, en-suite shower room, and access to a private west facing balcony. Further benefits consist of a stylish three-piece family bathroom with Villeroy and Boch chinaware, offered with no onward chain and a lease length of 900+ years.

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.



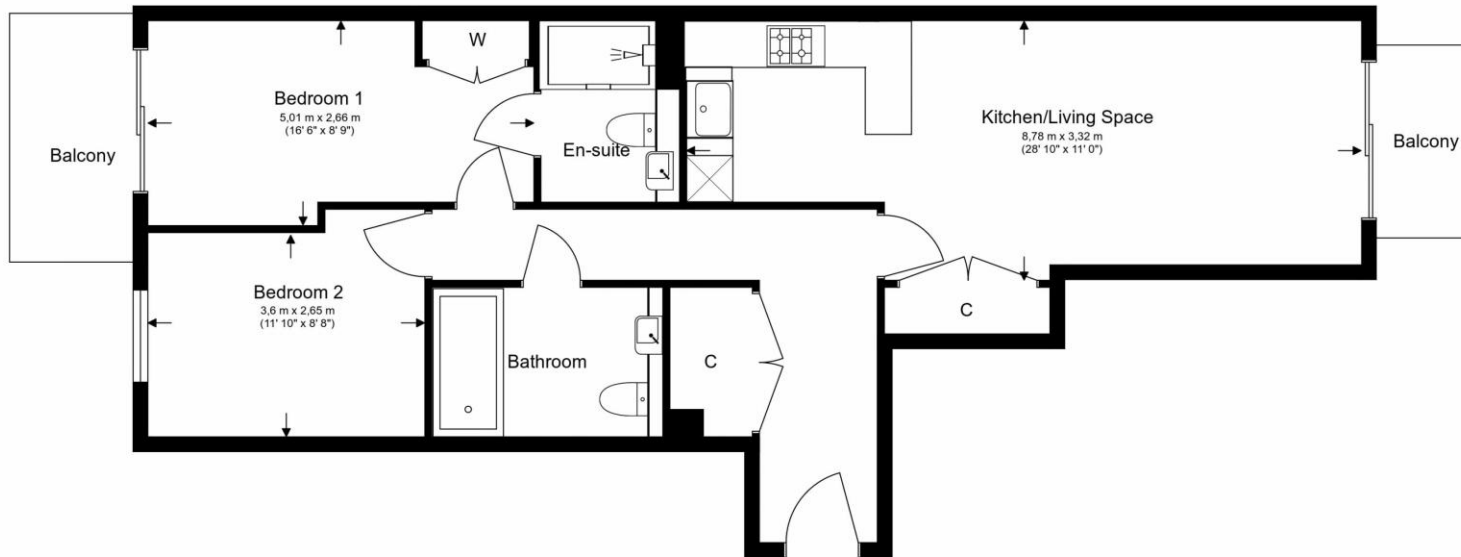


## Property Features:

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

## 6th Floor

Total Gross Internal Area 75.4 Sq/m - 811 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	81 B	84 B
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.

Asking Price:	£485,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£700.00 (per annum) Review Period: 20 years Next Review: 25 December 2045 Increase: 100%
Service Charge:	£3,840.00 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 5.4% Yield

## Viewings:

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

Our reference: CHD240024

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