



East Drive, Beaufort Park, Colindale, NW9

Asking Price: £495,000



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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Right To Park Included**** A stylish two bedroom, two bathroom apartment spanning an impressive 842 square feet (approx.). Situated on the fourth floor, this apartment boasts from a custom designed kitchen with slimline laminate worktops, feature tile splashback and integrated appliances. The apartment has wood-effect flooring to the hallway, kitchen and living space. The generously sized living room is flooded with natural light from its eastern aspect and access to a private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of a built in wardrobe and ensuite. The ensuite and family bathroom are stylishly designed and boast from tiled floors and wall, chrome taps and heated black towel rails.

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.



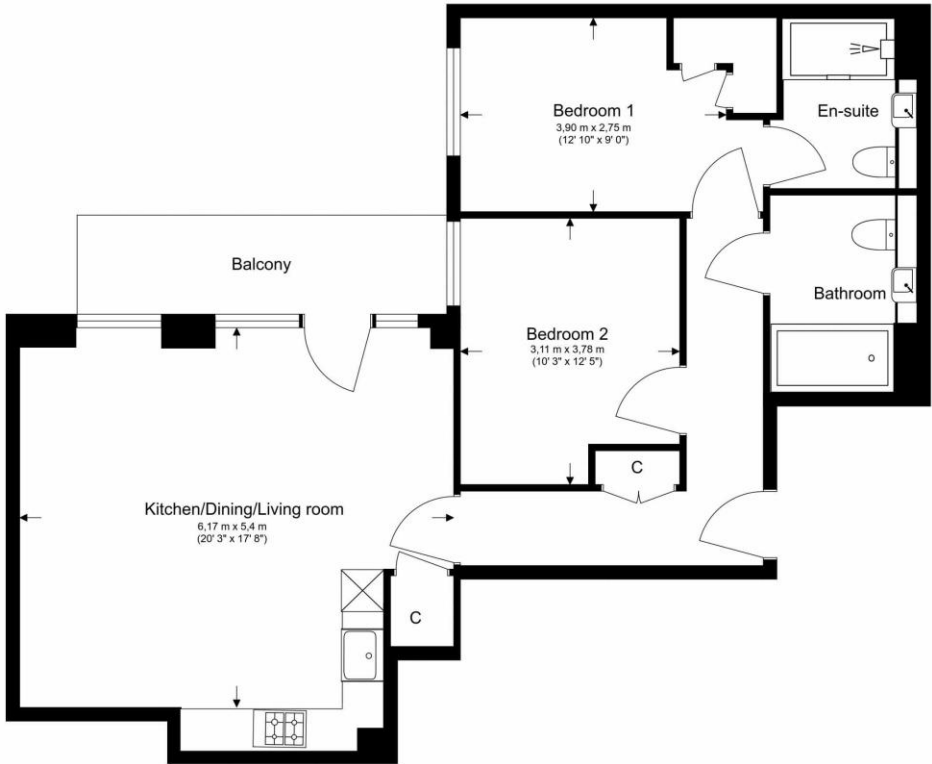


Property Features:

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

4th Floor

Total Gross Internal Area
79.5 Sq/m - 856 Sq/ft



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

Asking Price:	£495,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,540.00 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: CHD260023

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