



# Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £500,000

Benham  
& Reeves

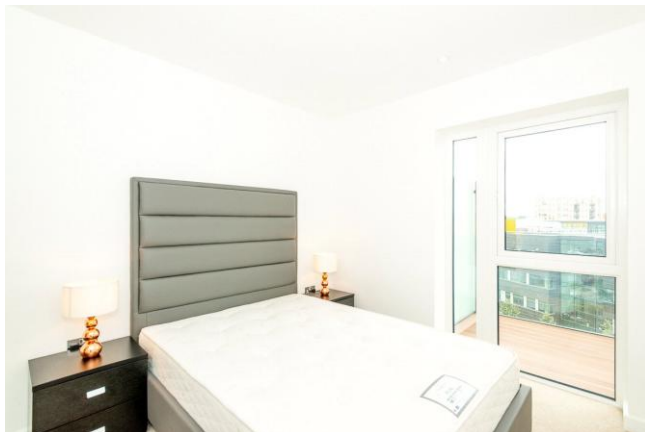
# Caversham Road, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 864 square feet (approx.) of luxurious living space is this superb two bedroom, two bathroom apartment in the highly sought after Celeste House. The apartment benefits from Berkeley's upgraded "elite" spec and is built up of a custom designed kitchen with integrated SMEG appliances and composite stone worktops, a bright and airy reception room with a private balcony offering southern views over Aerodrome Road, two double carpeted bedrooms both benefiting from ensembles, with the principle bedroom having the added luxury of built in wardrobes. Further benefits include a large utility room, a cupboard with ample storage and no onward 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.

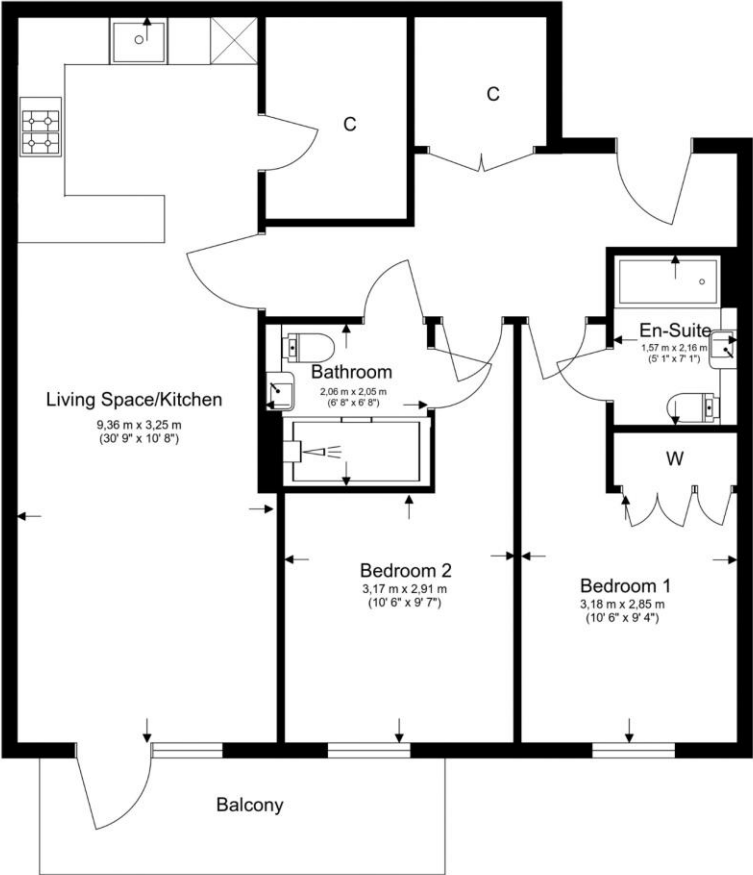




## Property Features:

- Chain Free
- Superb Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- Circa. 864 Square Feet
- Southern Views Over Aerodrome Road
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities

Total Gross Internal Area  
80.2 Sq/m - 864 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

<b>Asking Price:</b>	£500,000
<b>Tenure:</b>	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
<b>Ground Rent:</b>	£400.00 (per annum) Review Period: 21 years Next Review: 01/04/2041 Increase: By RPI for the relevant year
<b>Service Charge:</b>	£3,783.24 (per annum) For the year of 2026
<b>Anticipated Rent:</b>	£2,200.00 pcm Approx. 5.3% Yield

## Viewings:

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

Our reference: CHN260011

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W: [www.benhams.com](http://www.benhams.com)

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