



Aerodrome Road, Beaufort Park, Colindale, NW9

Price Reduced to: £600,000

 Benham
& Reeves

Aerodrome Road, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA200130

Situated on the seventh floor of the prestigious Carvel House is this premier spec three bedroom apartment built up of an impressive circa. 959 square feet. This luxurious apartment boasts from a custom designed kitchen with back painted glass splashbacks and is fully integrated with Siemens appliances. The open planned living room has ample room for entertaining and dining, and offers direct access to a private balcony overlooking the beautifully landscaped gardens. All three well sized bedrooms are carpeted with bedroom one and two benefiting from built in wardrobes. Bedroom two has the added benefit of a private balcony overlooking the residents courtyard with bedroom one having the further luxury of a ensuite shower room, the en-suite and family bathroom benefit from enlarged feature wall tiles, Vado chrome finished mixer set to shower enclosure and a feature mirrored vanity cabinet.

The apartment is upgraded to St Georges Premier Spec which includes the luxury of comfort cooling to living space and bedrooms, flush finished veneer internal doors with clear glazed panel to living space, engineered timber flooring to living space, kitchen and hallway, under floor heated tiling to bathroom and En-Suite, and SONOS audio system throughout the apartment.

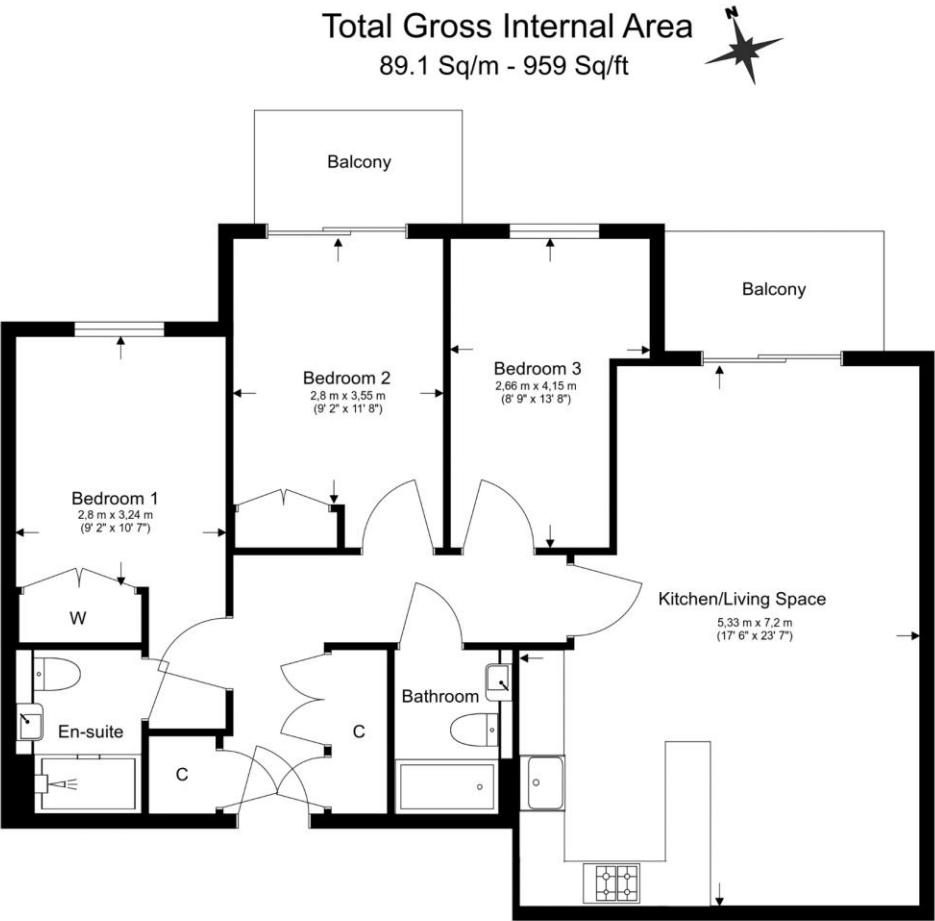
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a 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:

- Three Bedroom Premier Spec Apartment
- 959 Square Feet (Approx.)
- Secure Underground Parking
- Seventh Floor
- Two Private Balconies Overlooking Landscaped Gardens
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)
- Chain Free



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		
(69-80) C		
(55-68) D	66	67
(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.

Price Reduced to:	£600,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£425.00 (per annum) For the year of 2024 Next Review: December 2025 Next Increase: 100%
Service Charge:	£6,654.12 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,800.00 pcm Approx. 5.6% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Viewings:

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

Our reference: BEA200130

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