



**Boulevard Drive, Beaufort Park, Colindale, NW9**

Price Reduced to: £1,100,000

 Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

REF#: BEA230118

The platinum spec delivered by St. George offers the finest living in Beaufort Park. The luxurious rooftop penthouse is built up with a custom designed kitchen with back painted glass splashbacks, stone worktops, chrome finished Vado Spring tap and is fully integrated with Miele appliances including wine cooler and microwave. The open planned living offers engineered timber flooring and integrated Sonos multi room audio system with docking station, ceiling speakers with remote control. The living room is also flooded with natural light from its southerly and eastern aspect with access to a large private terrace. The three double bedrooms are carpeted and benefit from fitted wardrobes, stylish ensuites, and access to outdoor space. The ensuites consist of natural stone panelling, feature heated wall panel with chrome robe hooks and towel rail, ceramic floor tiles with underfloor heating. In addition, this amazing apartment offers air conditioning to living Space and bedrooms, chrome downlighters throughout with dimmer switches, and a double garage located in the gated carpark.

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.



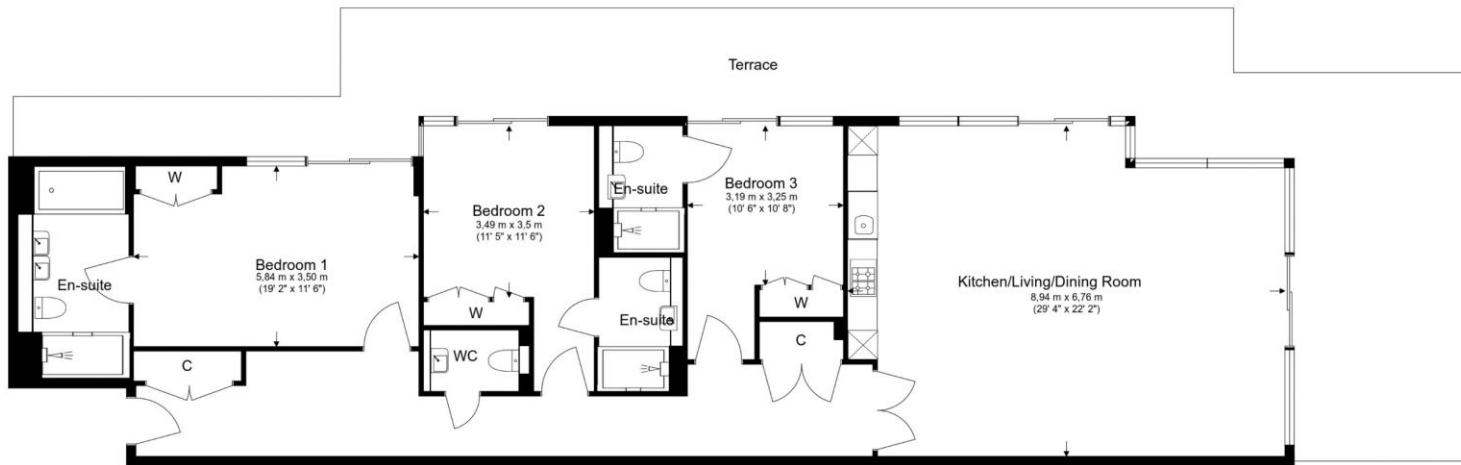




## Property Features:

- “Platinum” Spec Penthouse
- Double Garage
- Large Private Terrace
- Three Bedrooms
- Three Bathrooms
- 1741 Square Feet (Approx.)
- 8th Floor
- Luxury Residents Facilities

Total Gross Internal Area  
161.8 Sq/m - 1,741 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Price Reduced      £1,100,000

to:

Tenure:              Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

Ground Rent:      £550.00 (per annum)  
For the year of 2024  
Next Review: 2025  
Next Increase: 100%

Service Charge:    £11,229.20 approx. (per annum)  
For the year of 2024

Anticipated Rent:   £3,500.00 pcm  
Approx. 3.8% 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: BEA230118

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