



Boulevard Drive, Beaufort Park, Colindale, NW9

Offers Over: £600,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250095

Situated on the seventh floor of the prestigious Constantine House is this premier spec three bedroom apartment built up of an impressive circa. 1114 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 Boulevard Drive. All three well sized bedrooms have access to the spacious balcony with bedroom one and two benefiting from built in wardrobes. 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 throughout, under floor heated tiling to bathroom and En-Suite, and SONOS audio system throughout the apartment.

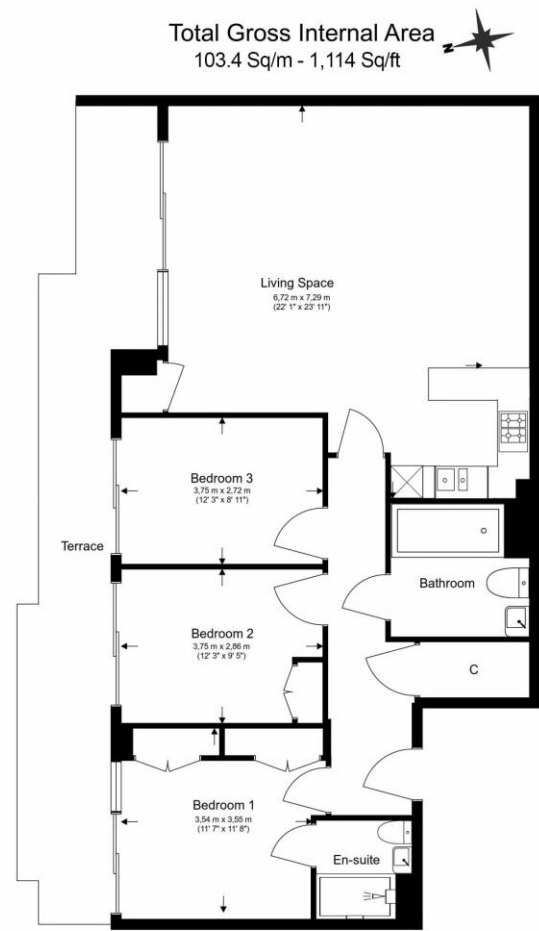
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a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

- Chain Free
- Right To Park Included
- Immaculate Three Bedroom Apartment
- Two Bathrooms
- Seventh Floor
- 1114 Square Feet (Approx.)
- Colindale tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities



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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	70	71
(55-68) D		
(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.

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Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£450.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£7,100.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£3,200.00 pcm Approx. 6.4% Yield

Viewings:

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

Our reference: BEA250095

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