



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £1,050,000

Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A prestigious apartment benefiting from Berkeley's "Premier Specification". Situated on the eighth floor and spanning an impressive 1521 square feet (approx.) this immaculate home boasts a custom designed fitted kitchen with back painted splashback, stone worktops and integrated Siemens appliances. The bright and airy living room offers ample space for relaxation and entertaining. The three bedrooms are carpeted and have access to outdoor space with the principal and second bedroom further benefiting from fitted wardrobes. The ensuite (to the principal bedroom) and family bathroom are stylishly fitted with enlarged porcelain wall tiles, timber effect vanity basin surround with stone countertop and Vado chrome tap, and under floor heating to tiled floor. Further benefits include engineered timber floor to living space and hallway, integrated Sonos audio system with docking station to living space and bedrooms, secure gated parking for one car and no onward chain.

The Premier apartments are in a class of their own, superbly appointed, spacious and represent the finest contemporary apartment living. Every conceivable design detail in these stunning apartments, from the air conditioned living rooms and bedrooms to the luxurious bathrooms and enviable kitchens speaks of quality and meticulous care in design. The premier apartments, occupying prime positions in the Cavendish Apartments also feature an integrated home audio system, integrated LED television, mood lighting control, luxurious underfloor heating to the kitchen and bathrooms and enviable terraces.

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.





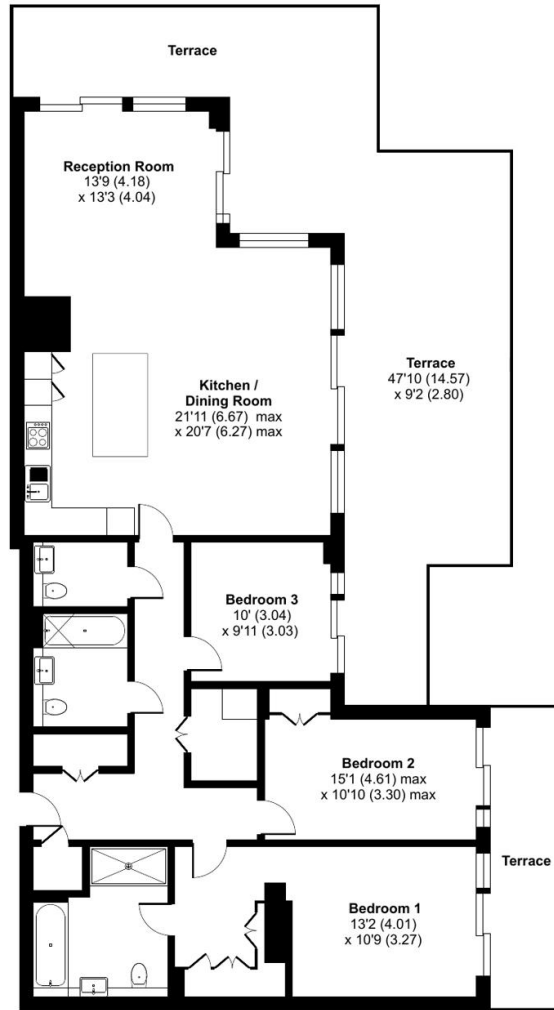
## Property Features:

- Secure Parking Space Included
- Immaculate Three Bedroom Apartment
- Two Bathrooms + Guest W/C
- Comfort Cooling To Living Areas
- Eight Floor
- 1521 Square Feet (Approx)
- Large Private Terrace + Balcony
- Resident Only Gym, Swimming Pool & Spa Facilities

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Approximate Area = 1521 sq ft / 141.3 sq m  
For identification only - Not to scale



EIGHTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 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.

Asking Price:	£1,050,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£900.00 (per annum) Review Period: 20 years Next Review: 2045 Next Increase: 100%
Service Charge:	£8,848.00 (per annum) For the year of 2026
Anticipated Rent:	£3,200.00 pcm Approx. 3.7% Yield

## Viewings:

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

Our reference: BEA260028

T: 020 8732 7980

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

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