



East Drive, Beaufort Park, Colindale, NW9

Asking Price: £635,000

 Benham
& Reeves

East Drive, Beaufort Park, Colindale, NW9

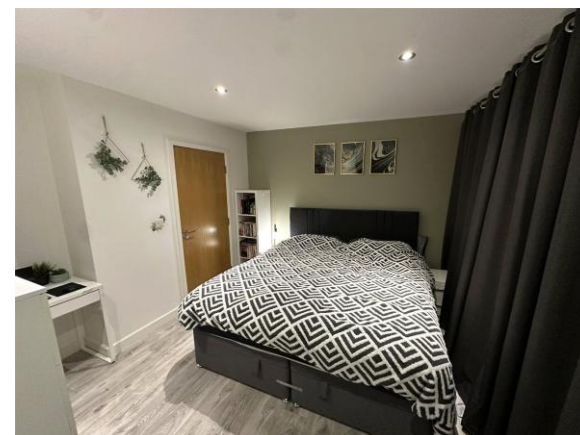
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: CHD250010

A bright and spacious three bedroom, two bathroom apartment situated on the ninth floor of Envoy House, located in the sought-after Beaufort Park development. Spanning an impressive 1097 sqft (circa.) this well presented home features three double bedrooms, with bedrooms one having the added benefit of a ensuite shower room and access to an east facing balcony shared with bedroom three. The large kitchen diner is flooded with natural light and opens onto a south-facing balcony, offering a perfect blend of space, comfort, and modern living. Additionally, the property benefits from the right to park in the development's secure car park.

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.

*In accordance with the Estate Agency Act 1979, we must inform you that a member of Benham and Reeves staff has an interest in this property.

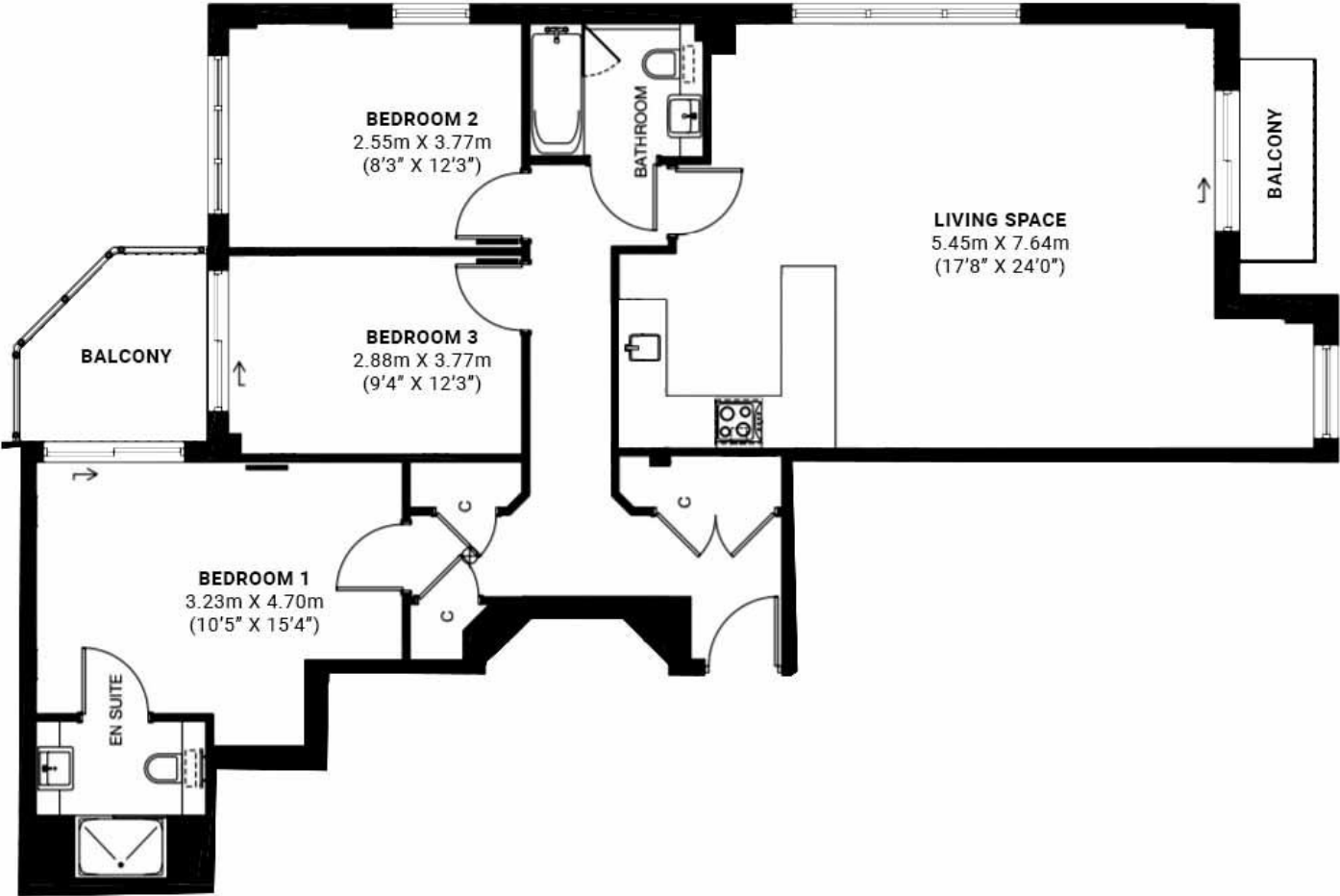




Property Features:

- Secure Parking Space Included
- Stylish Three Bedroom Apartment
- Circa. 1097 Square Feet
- Two Bathrooms
- Ninth Floor
- Two Balconies
- Colindale Tube Station (Zone 4)
- Residents Gym, Swimming Pool & Spa Facilities

9th Floor
Total Gross Internal Area
102 Sa/m - 1097.8 Sa/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	76	
(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	

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.

Asking Price:	£635,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£6,030.09 approx. (per annum) For the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: CHD250010

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W: www.benhams.com

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