



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £950,000

 Benham  
& Reeves



# Boulevard Drive, Beaufort Park, Colindale, NW9

 5 Bedroom (s)  3 Bathroom (s)  Leasehold

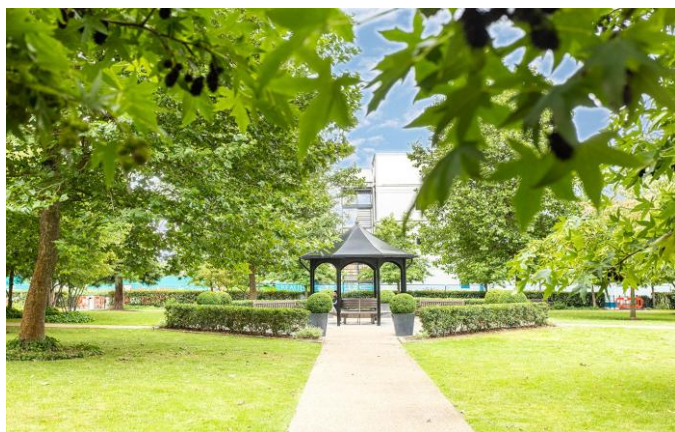
REF#: BEA250131

In need of modernisation is this exceptional penthouse split across three floors and spanning an impressive 2618 square feet (approx.). The property offers a large roof terrace, two parking bays and no onward selling chain.

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.

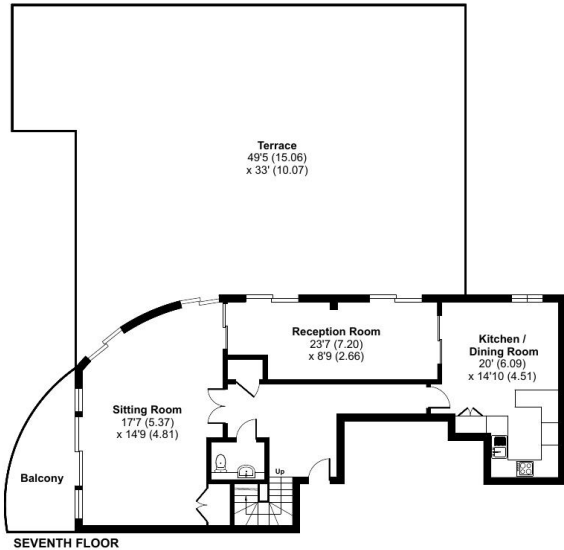
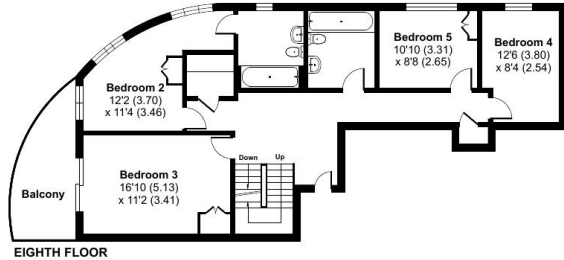
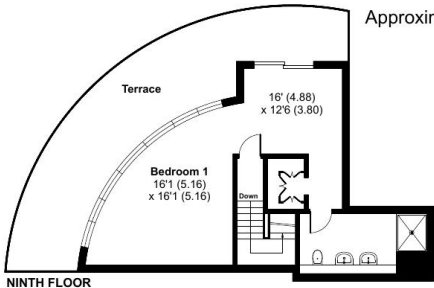
## Property Features:

- In Need Of Modernisation
- Five Bedroom Triplex Penthouse
- Three Bathrooms
- Circa. 2618 Square Feet
- Ample Outdoor Space
- Two Secure Parking Spaces Included
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa



Boulevard Drive, London, NW9

Approximate Area = 2618 sq ft / 243.2 sq m  
For identification only - Not to scale



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

Asking Price:	£950,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£500.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£10,595.40 approx. (per annum) For the year of 2025
Anticipated Rent:	£4,000.00 pcm Approx. 5.1% Yield

## Viewings:

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

Our reference: BEA250131

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E: beaufortpark.sales@benhams.com  
W: www.benhams.com

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