



# Boulevard Drive, London, NW9

Asking Price: £260,000

 Benham  
& Reeves

# Boulevard Drive, London, NW9

 Studio

 1 Bathroom (s)

 Leasehold

A studio apartment located on the 4th floor of the elegant Constantine House, the greatly anticipated new phase of Beaufort Park, North West London's most dynamic destination by St George. The apartment spans over approximately 308 square feet (Approx.) and benefits from a private balcony.

Benefits included within the development include 24 hour estate management, on site restaurants and cafes, medical centre, residence gym, with swimming pool, spa, and Jacuzzi.

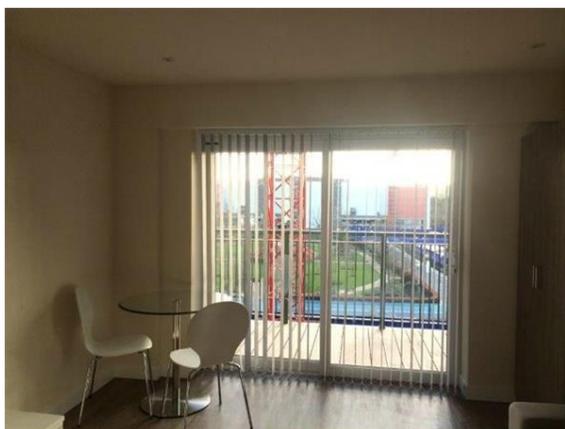
Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station can be found within close proximity, providing fast transport into London and back.

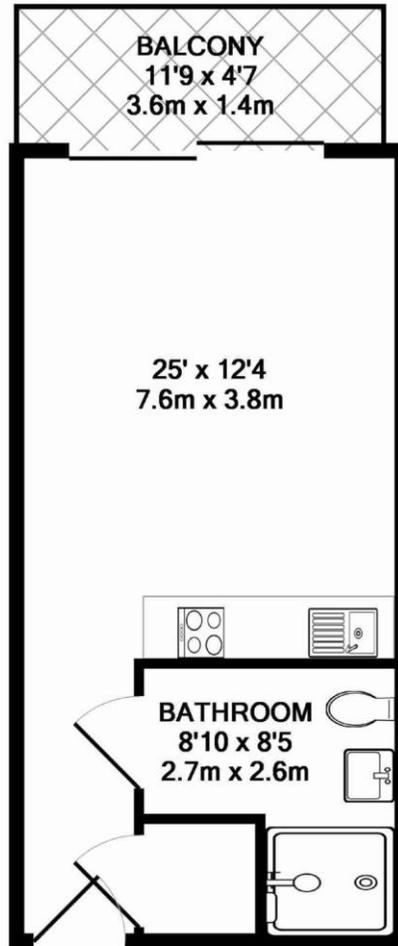




## Property Features:

- Large Studio Apartment
- 4th Floor
- 308 Square Feet (Approx.)
- EPC- C
- Shower Room
- Private Balcony
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station  
(Northern Line, Zone 4)





TOTAL APPROX. FLOOR AREA 308 SQ.FT. (28.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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: £260,000

Tenure: Leasehold  
Expires 24/12/3003  
981 Years and 6 Months Remaining

Ground Rent: £150.00 (per annum)  
For the year of 2022

Service Charge: £1227.00 (per annum)  
For the year of 2022

## Viewings:

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

Our reference: ACC160156

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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.

### London

Canary Wharf  
City  
Colindale  
Dartmouth Park  
Ealing  
Fulham  
Hammersmith

Hampstead  
Highgate  
Hyde Park  
Kensington  
Kew  
Knightsbridge  
Nine Elms

Shoreditch  
Surrey Quays  
Wapping  
White City  
Woolwich

### International

China  
Hong Kong  
India  
Malaysia  
Middle East  
Singapore  
South Africa

