



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £290,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

Manhattan
🛏 Studio 🚿 1 Bathroom 🔑 Leasehold

Ref# BEA220102

A beautifully presented Manhattan apartment suite situated on the 2nd floor of this modern block within the sought after Beaufort Park Development. The stylish apartment spans an impressive 433 square feet (Approx.) of internal living space and offers a generous terrace looking West over the landscaped gardens. Further benefits include custom designed fitted kitchens with built in NEFF appliances, karndean wood effect flooring, sliding frosted glass partition to the bedroom and Villeroy and Boch chinaware within the 3 piece bathroom suite.

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.



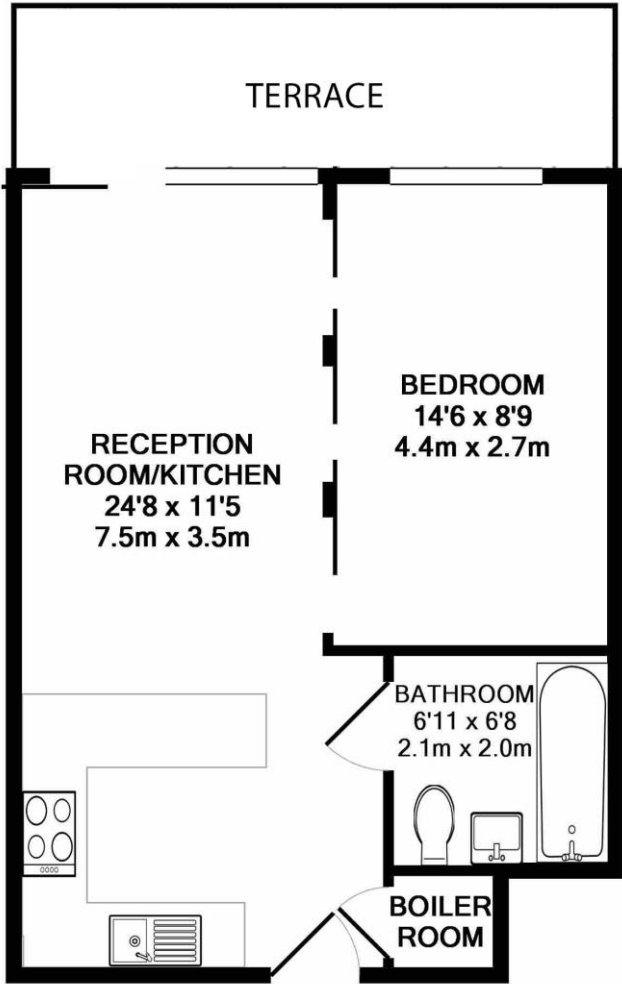


Property Features:

- Stylish Manhattan Apartment Suite
- 2nd Floor
- 433 Square Feet (Approx.)
- Neff Kitchen Appliances
- Large Terrace
- West Facing Over Landscaped Garden
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line, Zone 4)



Total Gross Internal Area
40.2 Sq/m - 433 Sq/ft



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	79	84
(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:	£290,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 980 Years Remaining
Ground Rent:	£200 (per annum) For the year of 2023 Next Review: 2025 Next Increase: 100%
Service Charge:	£1922 approx. (per annum) For the year of 2023

Viewings:

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

Our reference: BEA220102

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