



Boulevard Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £250,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 Studio

 0 Bathroom (s)

 Leasehold

REF#: BEA250118

Being offered chain free is this stylish studio apartment spanning comfortable 332 square feet and benefiting from a large west facing terrace overlooking the beautifully landscaped gardens. The bright and airy living area has Karndean wood effect flooring throughout and the custom designed kitchen has integrated Neff appliances including a microwave and wine cooler. The shower room is neatly fitted with a electric shower, Villeroy & Boch chinaware and Vado chrome finished taps. Further benefits of this immaculate apartment include integrated home audio system with docking station and two ceiling speakers, 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.

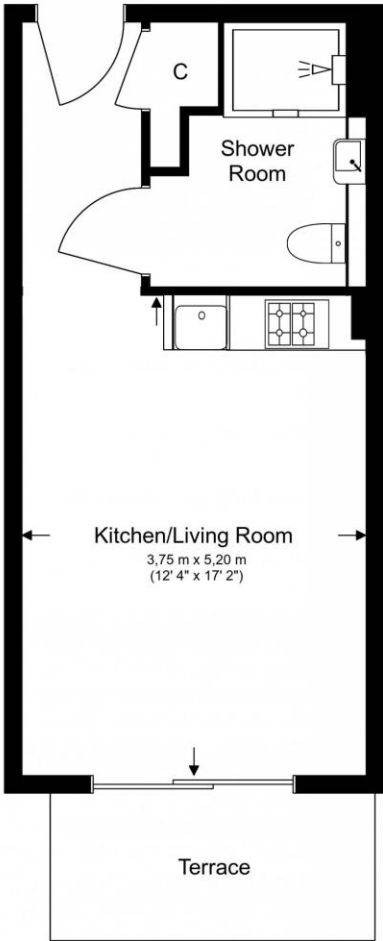




Property Features:

- 24 Hour Estate Management
- Stylish Studio Apartment
- Circa. 332 Square Feet
- Second Floor
- Private West Facing Terrace
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities
- Chain Free

Total Gross Internal Area
30.9 Sq/m - 332 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(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.

Price Reduced to:	£250,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£150.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£1,634.96 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,400.00 pcm Approx. 6.7% Yield

Viewings:

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

Our reference: BEA250118

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