



Boulevard Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £254,800

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 Studio

 1 Bathroom (s)

 Leasehold

REF#: CHD250005

Right To Park Included A modern studio apartment situated on the 2nd floor in the sought after Cavendish House located in the popular Beaufort Park development. The apartment spans an impressive 259 square feet of living space and has a private East facing terrace overlooking the communal gardens. Further benefits include a fully integrated kitchen and a stylish 3 piece bathroom suite.

The development includes 24 hour estate management, on site restaurants and cafes, medical centre, residents' 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 is just a short walk away, offering Northern Line Services into Central London, The City and King's Cross St. Pancras for international transfers. This service also provides night tube.

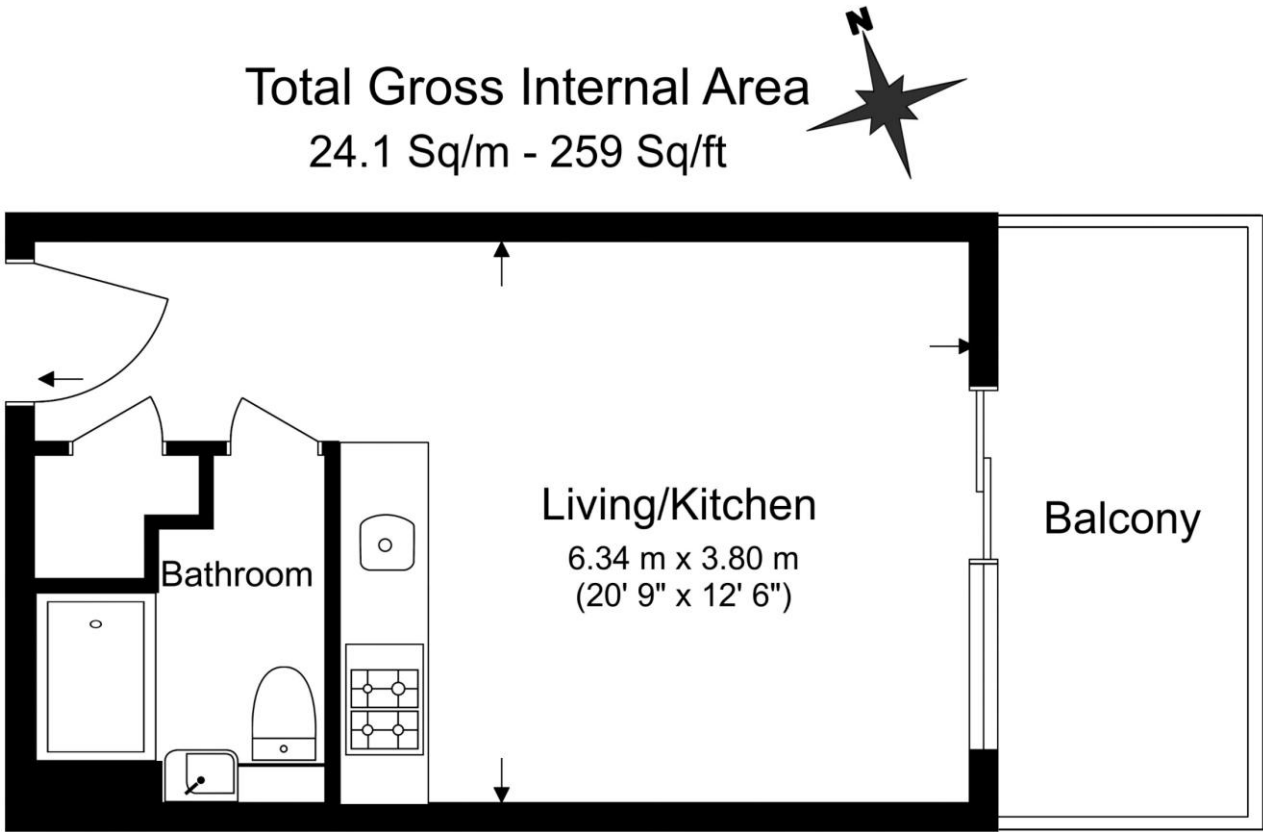




Property Features:

- 24 Hour Estate Management
- 2nd Floor
- 259 Square Feet (Approx.)
- Colindale Underground Station (Zone 4)
- East Facing Terrace
- Residents Only Gym / Spa / Swimming Pool
- Right to Park Included
- Studio Apartment





Benham & Reeves

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	82	82
(69-80) C		
(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:	£254,800
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:	£1,719.34 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,100.00 pcm Approx. 5.2% Yield

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 it 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.

Viewings:

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

Our reference: CHD250005

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com