



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.

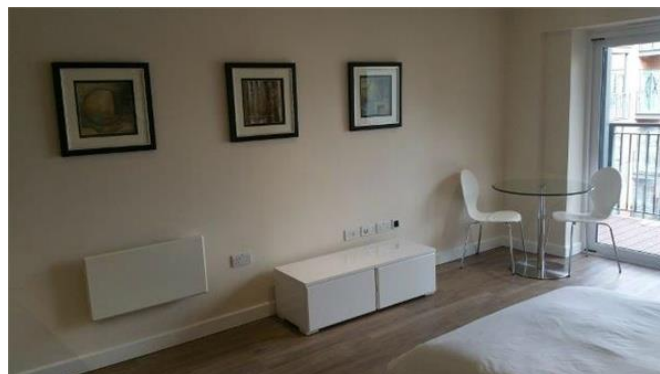
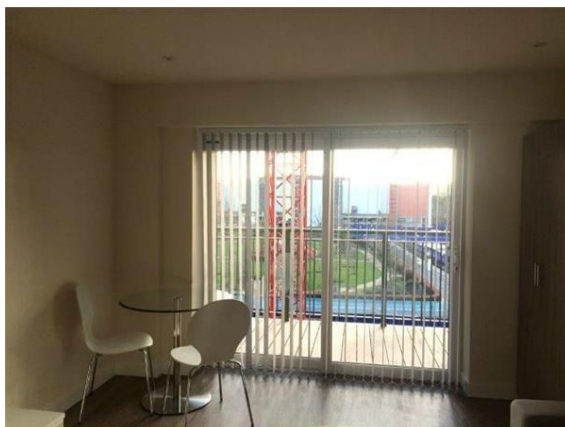
Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station can be found within close proximity, providing fast transport into London and back.

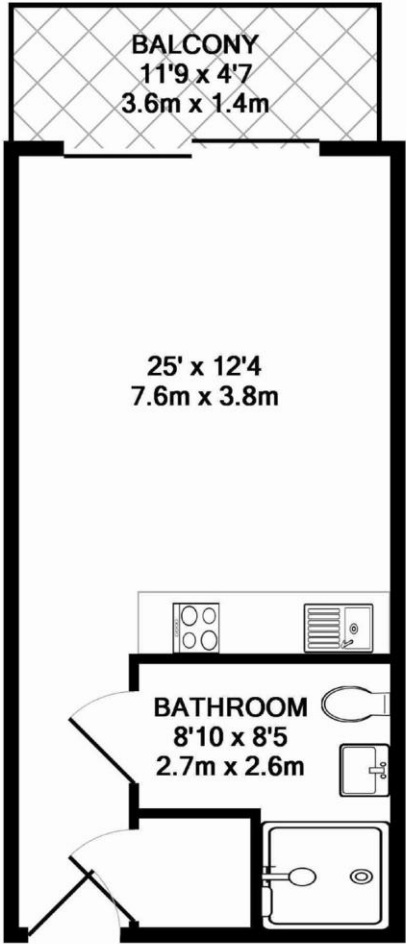




Property Features:

- 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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.

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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

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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