



Benham & Reeves

## Empire House, Colindale, NW9

£508 per week, £2,201 per month + fees

 2 Bedrooms  1 Bathroom  Furnished

**\*\*ON SITE AGENT\*\***

Spacious 4th floor duet apartment situated within a desirable development, with excellent resident facilities and security, including parking, in North West London. Positioned a brief 0.4 mile walk from Colindale Underground Station (Northern Line). EPC -C

Please [click here](#) for full detail

## Property features

Selection of amenities on site | Well tended communal gardens | Private balcony | Tastefully furnished | Situated within Beaufort Park development in Colindale NW9 | EPC-C | Available to rent from mid December 2024 | 24 Hours Estate Management | Free resident's gym, swimming pool, spa and jacuzzi | 0.5 miles to Colindale underground station

For more information about this property,  
please call our Colindale branch on

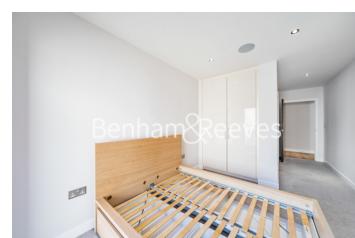
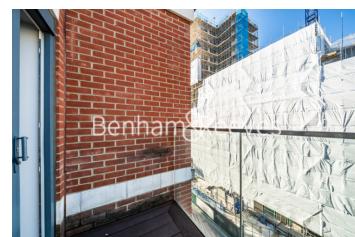
**020 8732 7980**

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhams.com/membership/>



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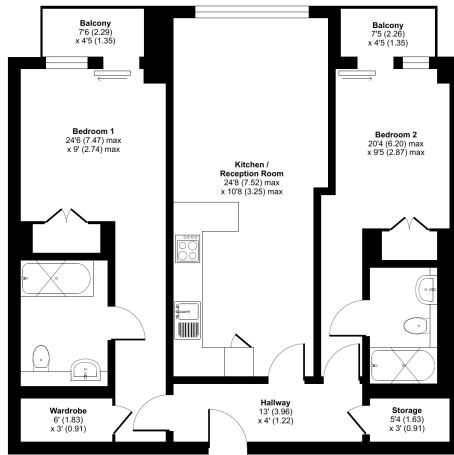
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[www.benhams.com](http://www.benhams.com)



East Drive, NW9  
Approximate Area = 794 sq ft / 73.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024.  
Produced for Benham & Reeves. REF: 1070932

## Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

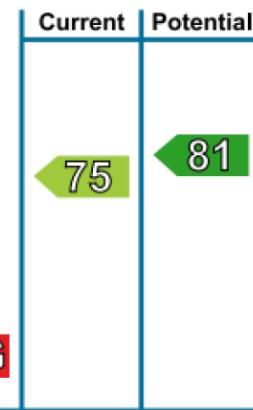
(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs



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