

Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £425,000

Benham & Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

This contemporary apartment spans across a generous 703 square feet (approx.) and is located on the third floor. Boasting a custom designed kitchen with integrated appliances, open planed kitchen with access to a private balcony facing south over the beautifully landscaped gardens, two double bedrooms with bedroom one having the added luxury of a fitted wardrobes and ensuite shower room. The apartment also benefits from a stylish family bathroom, utility room with ample storage and the right to park for one car.

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.







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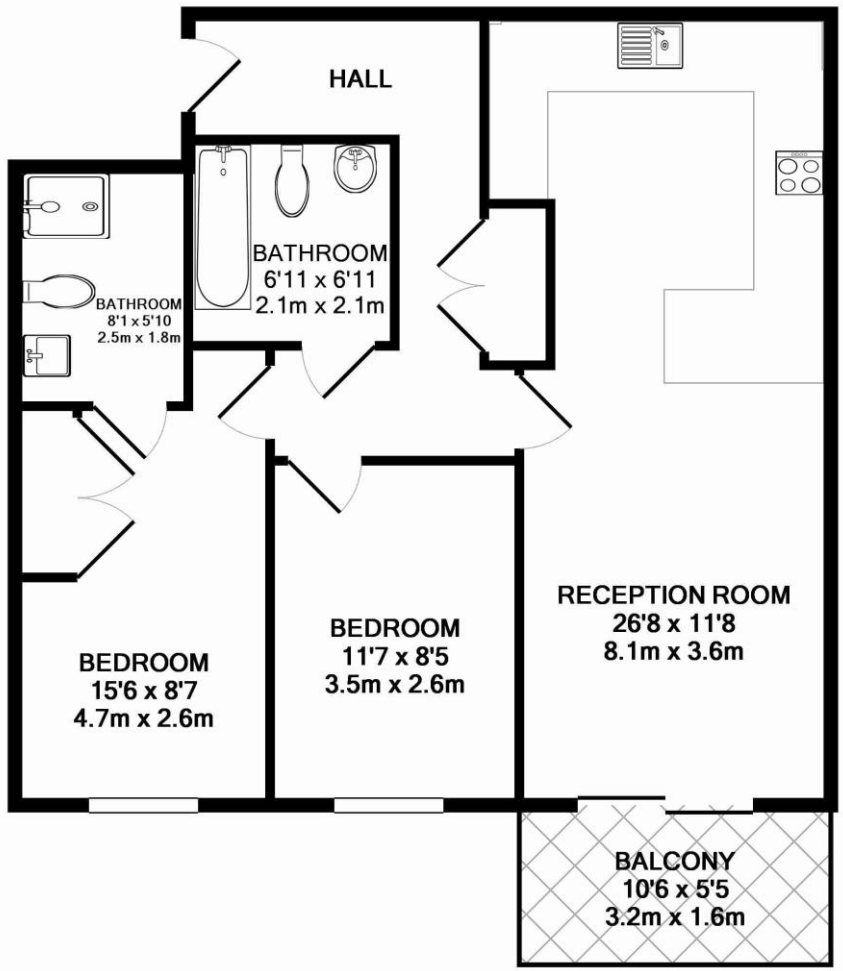


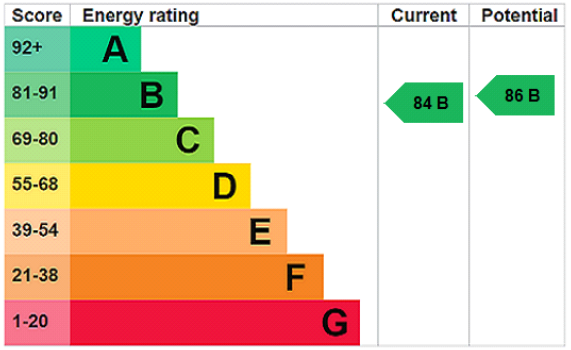


Property Features:

- Right to Park for One Car
- Two Bedroom Stylish Apartment
- Private South Facing Balcony
- 703 Square Feet (Approx)
- Third Floor
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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00065-35CHBP.NW9 - 3RD FLOOR
TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£425,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£600.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£3,381.26 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA260298

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