



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £625,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the sixth floor of Cavendish House, within the sought-after Beaufort Park development in Colindale, this contemporary three-bedroom, two-bathroom apartment offers spacious living accommodation with modern finishes throughout. The property features a generous reception room with a dedicated dining area, complemented by a fully fitted kitchen with integrated appliances. The kitchen can be opened up to create a sociable open-plan living space or closed off with sliding doors, offering the best of both worlds. Floor-to-ceiling windows flood the living area with natural light and provide access to a private balcony, creating an ideal setting for relaxing or entertaining. The principal bedroom also benefits from its own private balcony. There are three well-proportioned bedrooms, all offering excellent storage, with the principal bedroom further benefiting from an en-suite bathroom. A separate, modern family bathroom completes the accommodation. Further benefits include a separate guest W/C and a dedicated utility room conveniently located off the hallway, alongside comfort cooling and built-in speakers within the rooms, adding to the comfort and convenience of this contemporary home. The property also benefits from the right to park one vehicle in the secure underground car park and is offered to the market with no onward chain.

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.



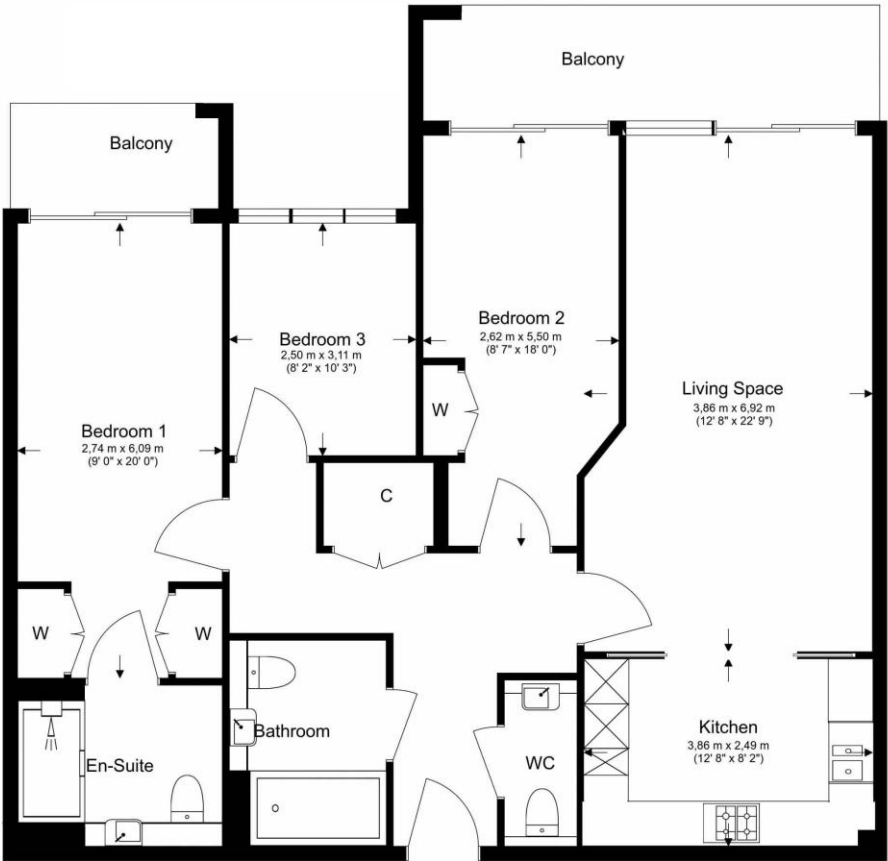


Property Features:

- Right To Park Included
- Stunning Three Bedroom Apartment
- Upgraded With Comfort Cooling & Sonos Speakers
- 1106 Square Feet (Approx.)
- Sixth Floor
- Two Private Balconies
- Colindale Underground Station (Zone 4)
- Resident's Gym, Swimming Pool & Spa Facilities



6th Floor
Total Gross Internal Area
102.7 Sq/m - 1,106 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£625,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£800.00 (per annum) Next Review: 2045 Increase: 100%
Service Charge:	£7,595.00 (per annum) For the year of 2026
Anticipated Rent:	£2,900.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: BEA200010

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