



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £300,000

Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA220094

A modern Manhattan apartment located on the second floor and spanning a comfortable 445 square feet (approx.) The luxury apartment benefits from a custom designed kitchen with fitted appliances, a private east facing terrace overlooking the podium gardens and allowing the apartment to be flooded with natural light, a great sized bedroom area with fitted wardrobes and a three piece bathroom suite.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

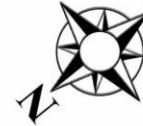
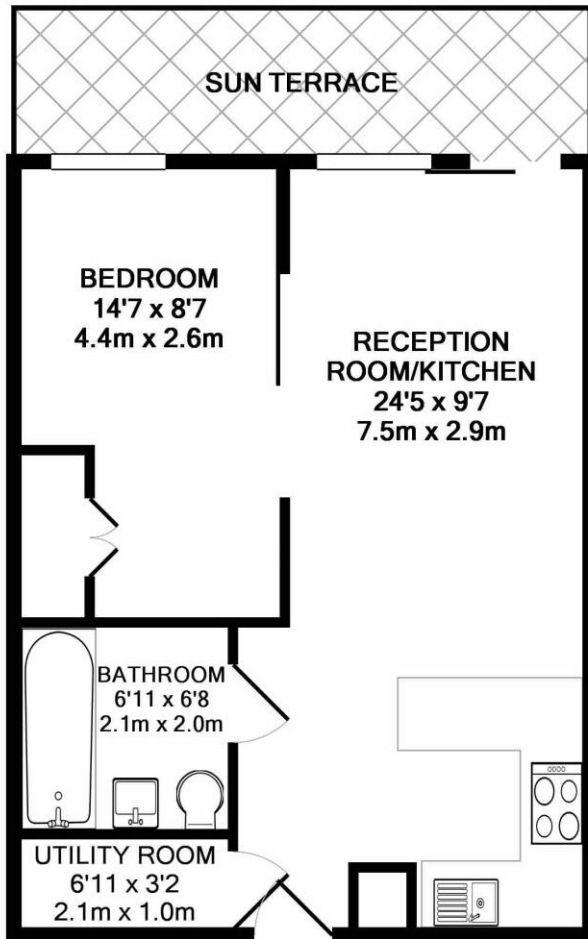




## Property Features:

- Luxury Manhattan Apartment
- 445 Square Feet (Approx)
- Second Floor
- East Facing Terrace
- 24 Hour Estate Management
- Resident Only Swimming Pool, Gym & Spa
- Colindale Tube Station (Northern Line)
- Approximate Rental Yield: 6.2%





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 2ND FLOOR

TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 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

## Terms & Conditions:

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

Asking Price:	£300,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£2,223.10 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,550.00 pcm Approx. 6.2% Yield

## Viewings:

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

Our reference: BEA220094

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

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