



# East Drive, Beaufort Park, Colindale, NW9

Asking Price: £300,000

Benham  
& Reeves

# East Drive, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: CHD250001

Located on the fifth floor and spanning a comfortable 464 square feet (approx.) is this beautifully kept Manhattan style apartment. The apartment boasts from a custom designed kitchen with integrated NEFF appliances, large open planned living with access to the private balcony overlooking Commander Avenue and the spacious bedroom area which has a built in wardrobe and can be privatised with the sliding glass tinted panels. Further benefits include the stylish tiled 3 piece bathroom suite, Karndean wood effect flooring to the living and bedroom area and a utility cupboard with storage.

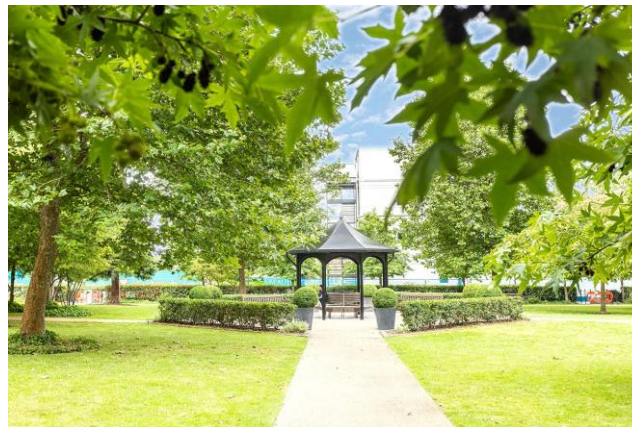
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from a variety of shops, leisure and, restaurants. 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



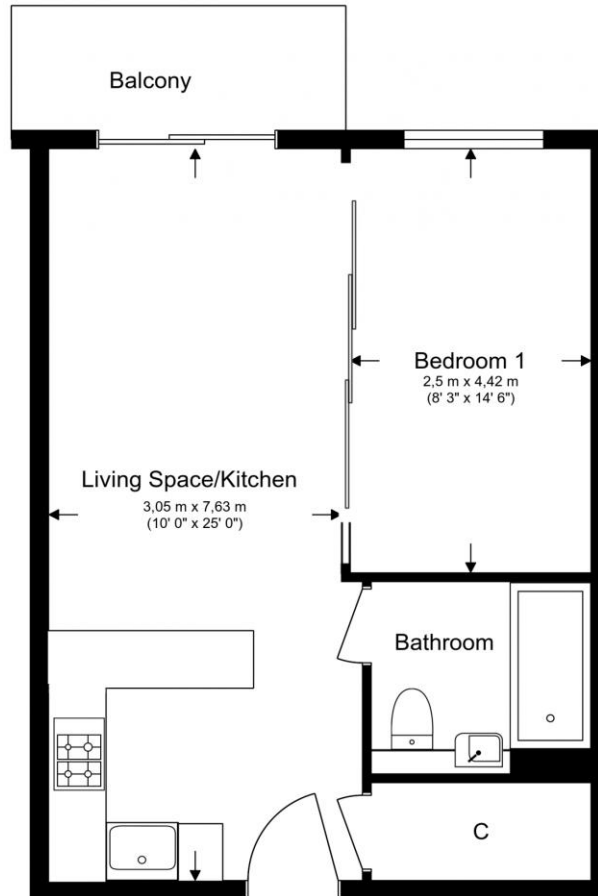


## Property Features:

- Chain Free
- Stylish Manhattan Apartment
- Fifth Floor
- 464 Square Feet (Circa.)
- Private Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Total Gross Internal Area  
43.1 Sq/m - 464 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	87
(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	

## 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 979 Years Remaining

**Ground Rent:** £225.00 (per annum)  
For the year of 2025  
Next Review: December 2025  
Next Increase: 100%

**Service Charge:** £2,089.04 approx. (per annum)  
For the year of 2025

**Anticipated Rent:** £1,600.00 pcm  
Approx. 6.4% Yield

## Viewings:

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

Our reference: CHD250001

**T:** 020 8732 7980

**E:** beaufortpark.sales@benhams.com

**W:** www.benhams.com

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