



**East Drive, Colindale, NW9**

Asking Price: £350,000

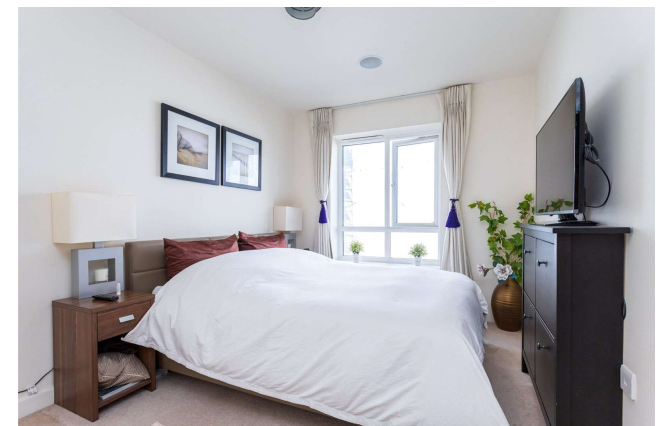
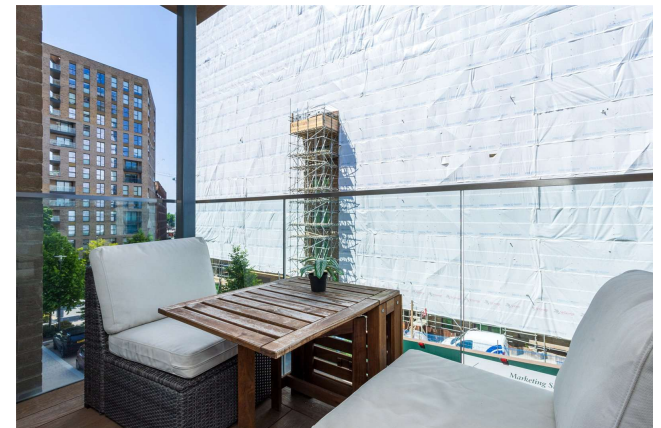
 Benham  
& Reeves

# East Drive, Colindale, NW9

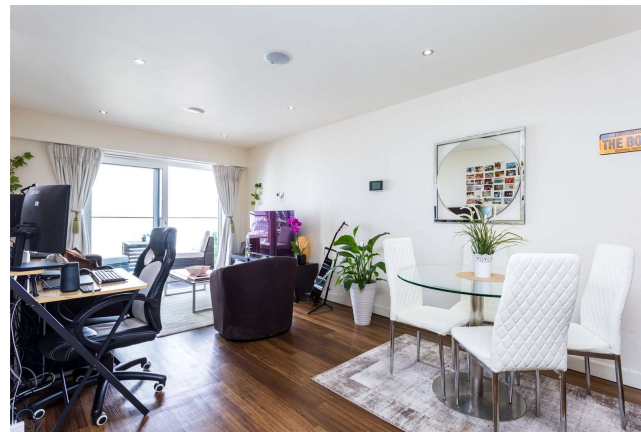
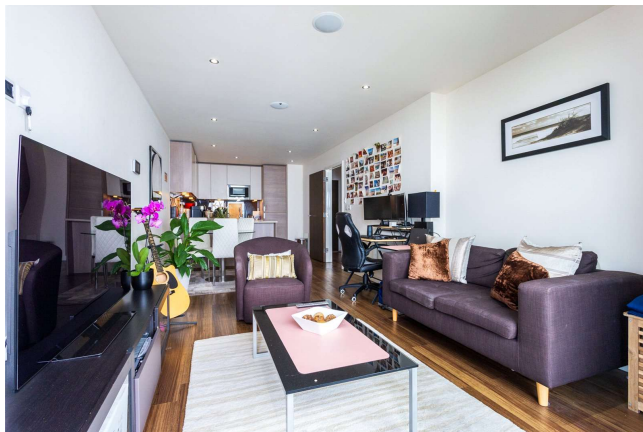
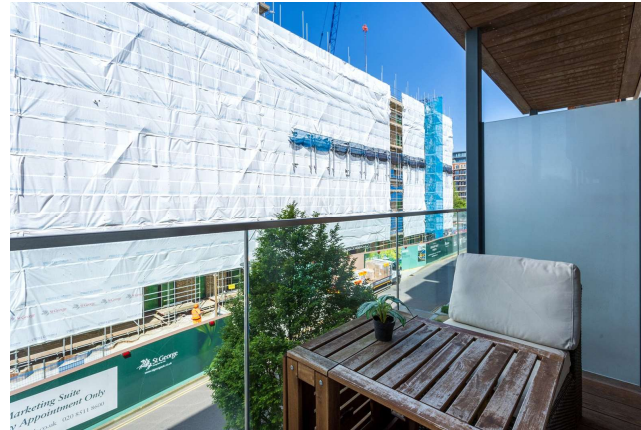
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

**\*\*Parking Included\*\*** This chic one bedroom apartment, located on the second floor and covering an expansive 541 square feet (approx.), features a custom-designed kitchen equipped with NEFF appliances including a wine cooler and microwave. The living room benefits from natural light coming from the western side and leads to a private balcony overlooking East Drive. The carpeted double bedroom includes a built-in wardrobe, while the elegant bathroom suite includes a bathtub with a fitted shower and a vanity unit.

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.



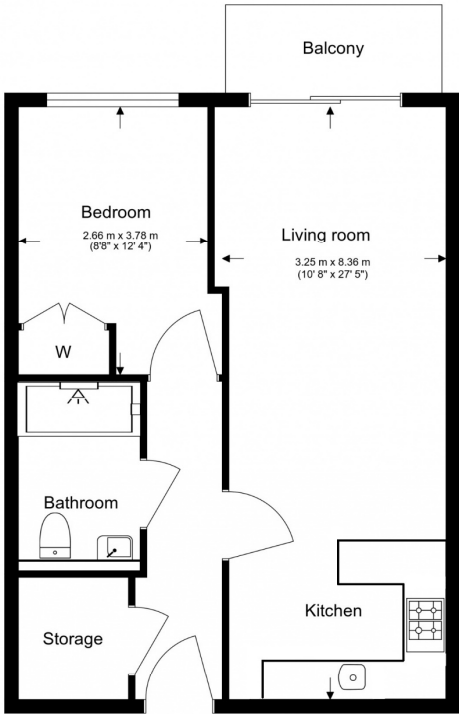




## Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Second Floor
- 541 Square Feet (Approx.)
- Right To Park Included
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area  
50.3Sq/m -541Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</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	

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.

## Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£225.00 (per annum) For the current period of 2024.
Service Charge:	£3,441.00 (per annum) For the current period of 2024.
Anticipated Rent:	£1,600.00 pcm Approx. 5.5% Yield

## Viewings:

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

Our reference: BEA240095

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

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