



# East Drive, Colindale, NW9

Asking Price: £315,000

 Benham  
& Reeves

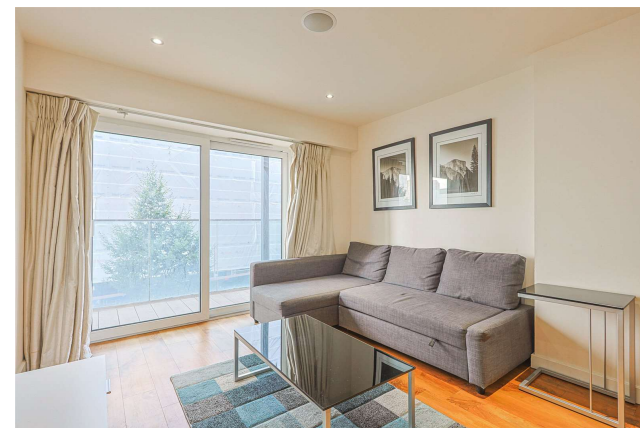
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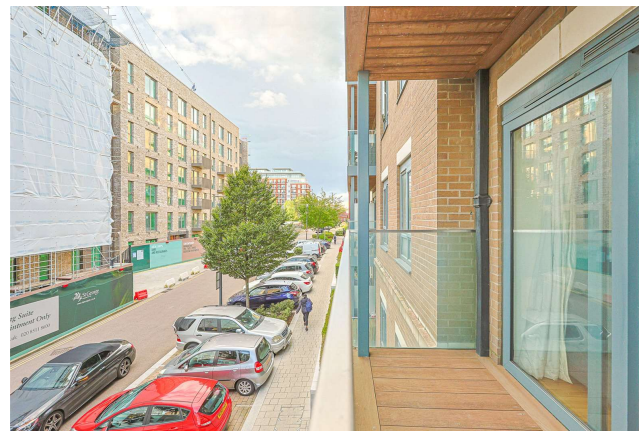
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240121

This elegant one bedroom apartment is located on the first floor and covers an impressive area of approximately 488 square feet. It features a beautifully designed kitchen with modern appliances such as an integrated fridge/freezer, hob, oven, and microwave. The living room is filled with natural light from its west-facing windows and provides access to a private balcony that overlooks East Drive. The bedroom is carpeted and includes a built-in wardrobe for ample storage space. The bathroom is tastefully designed and 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.

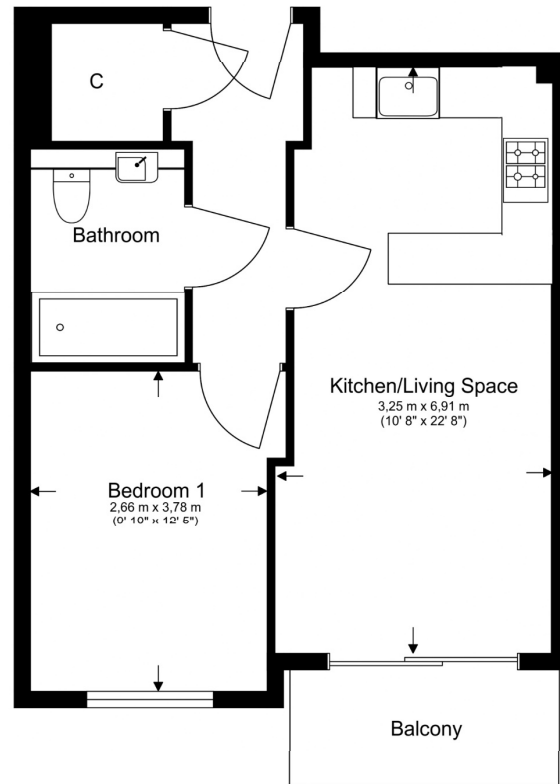




## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- One Bathroom
- First Floor
- 488 Square Feet (Approx.)
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area 45.3 Sq/m - 488 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</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:	£315,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£225.00 (per annum) For the year 2024 Next Review 2025 New Increase: 100%
Service Charge:	£2,802.24 (per annum) For the year 2024
Anticipated Rent:	£1,400.00 pcm Approx. 5.3% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

## Viewings:

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

Our reference: BEA240121

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