



# Caversham Road, Colindale, NW9

Offers in excess of: £400,000

 Benham  
& Reeves

# Caversham Road, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240192

Spanning an impressive 612 square feet (approx.) of luxurious living space is this stunning one bedroom apartment in the heart of Beaufort Park. Situated on the second floor and facing south over Aerodrome Road this apartment is flooded with natural light throughout. The property boasts a custom designed kitchen with integrated appliances, a carpeted bedroom with a fitted wardrobe and a stylish bathroom suite. Further benefits include utility room with ample storage, parking for one car and no onward selling 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.

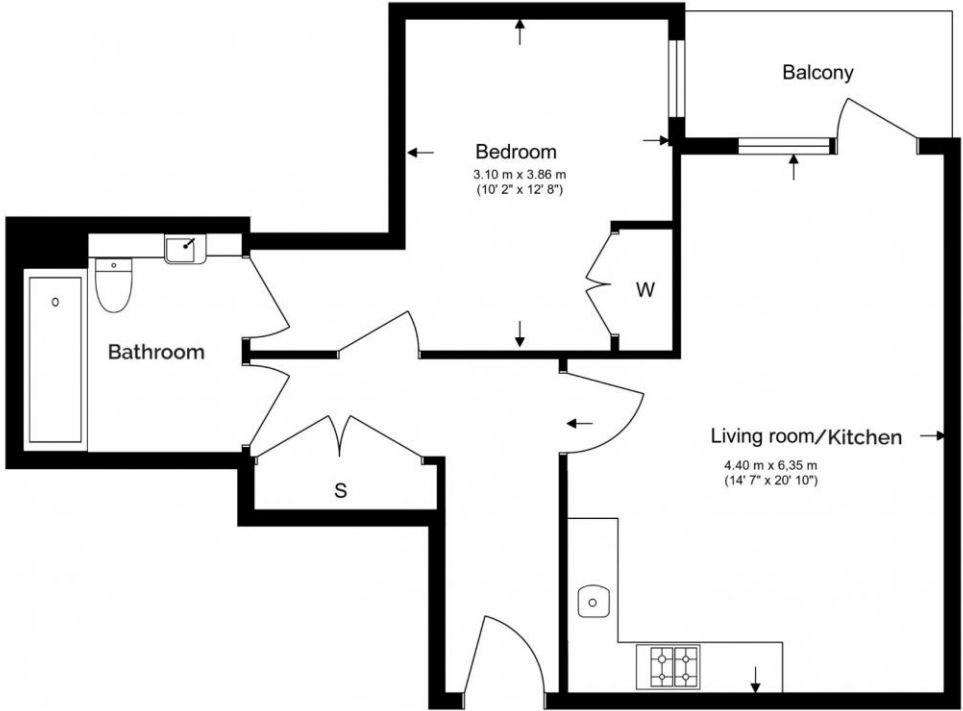




## Property Features:

- Stunning One Bedroom Apartment
- Second Floor
- Circa. 612 Square Feet
- Right To Park
- South Facing Aspect
- Residents Gym, Swimming Pool & Spa Facilities
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)

Total Gross Internal Area  
56.9 Sq/m - 612 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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.

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Tenure: Leasehold  
Expires 24/12/3004  
Approximately 980 Years Remaining

Ground Rent: £300.00 (per annum)  
For the year of 2024  
Next review: 2041  
Ground rent increase: RPI

Service Charge: £2,400.00 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA240192

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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