



Boulevard Drive, Colindale, NW9

Offers Over: £318,000

Benham
& Reeves

Boulevard Drive, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Located on the third floor and spanning a comfortable 462 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 Boulevard Drive 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, utility cupboard with storage and the right to park for one car. Furniture can be included in the sale.

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.



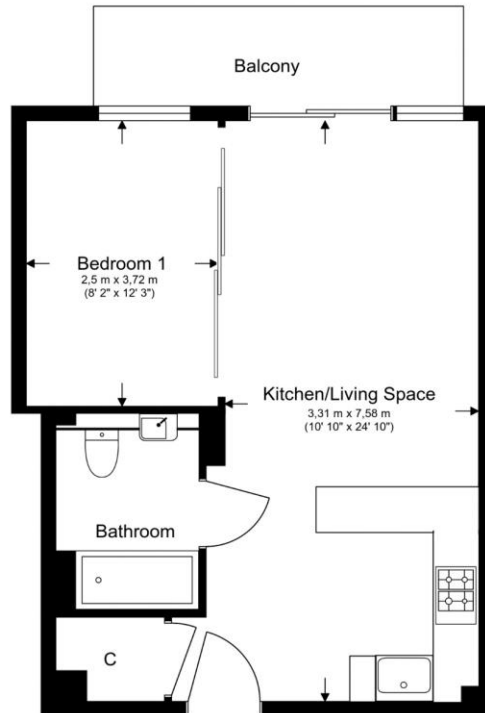


Property Features:

- Parking Included
- Stylish Manhattan Style Apartment
- Private Balcony
- 462 Square Feet (Approx.)
- Third Floor
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Third Floor Total Gross Internal Area 43.3 Sq/m - 466 Sq/ft



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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+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 979 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£2,761.62 (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA240255

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Singapore | South Africa | Turkey

