



# 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)



CH.NW9

3RD FLOOR. LIVING SPACE = 3.31M X 7.58M

BEDROOM 1 = 2.50M X 3.72M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<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.

Offers Over:	£318,000
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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