



Carvell House, 22 Aerodrome Road, NW9

Asking Price: £550,000

Benham
& Reeves

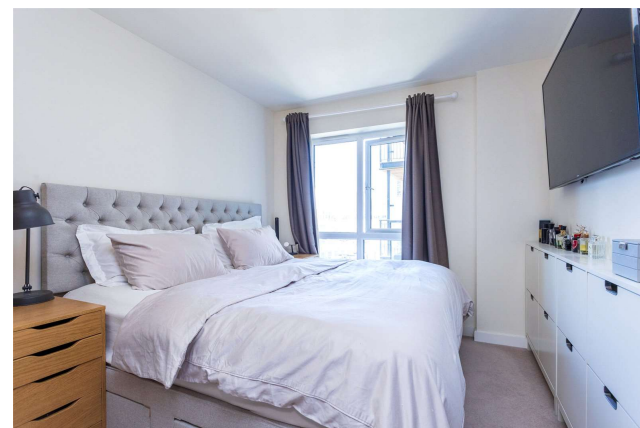
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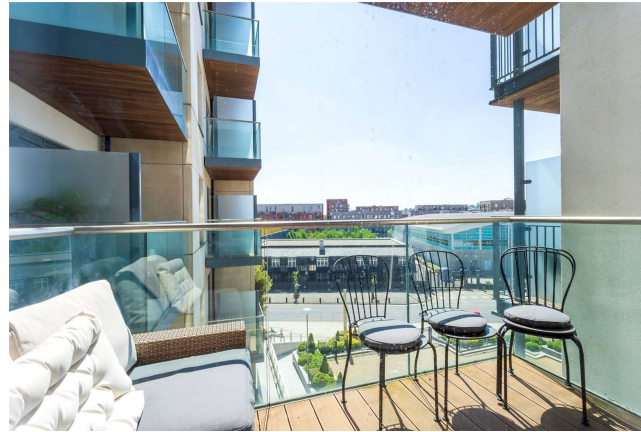
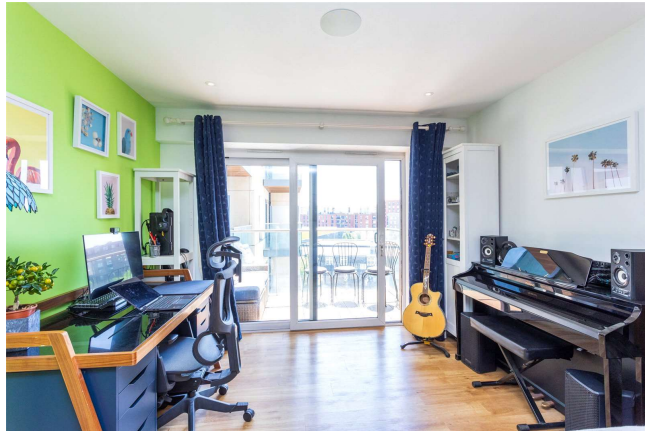
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240148

Situated on the third floor of Carvell House is this luxury two bedroom, two bathroom apartment facing south over Aerodrome Road. The apartment is flooded with natural light and spans an impressive 906 square feet (approx.) of internal living space. Built up with a custom designed kitchen with integrated Neff appliances and back painted glass splashback. The living room boasts karndeian wood effect flooring and integrated home audio system with docking station and two ceiling speakers. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of built in wardrobes and en-suite shower room. Further benefits consist of a three piece family bathroom with Villeroy and Boch chinaware, utility room with ample storage and right to park for one car.

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.

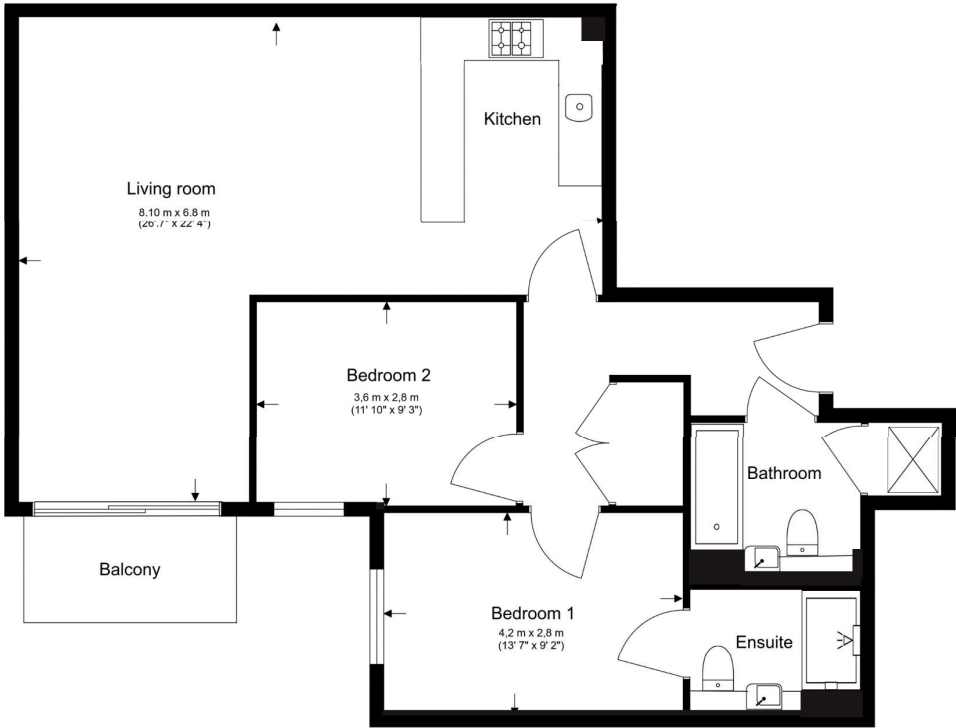




Property Features:

- Luxurious Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- 906 Square Feet (Approx.)
- Secure Parking Included
- Private South Facing Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities

Total Internal Gross Area
84.2 Sq/m - 906 Sq/ft



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	80	82
(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.

Asking Price: £550,000

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

Ground Rent: £375.00 (per annum)
For the year of 2024

Service Charge: £4,343.16 (per annum)
For the year of 2024

Anticipated Rent: £2,300.00 pcm
Approx. 5.0% Yield

Viewings:

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

Our reference: BEA240148

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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