



# Boulevard Drive, Beaufort Park, Colindale, NW9

Offers Over: £400,000

Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: ACC220506

Situated on the third floor in Amelia House, Beaufort Park is this extremely well presented two bedroom, two bathroom apartment. Spanning a comfortable 657 square feet (circa) and including a large open plan kitchen/reception room with access to its own private balcony, utility room and parking for one car. The property is offered on a chain free basis and is excellent for owner occupation or as a buy to let investment currently generating a rental yield of 5.9%.

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, providing fast transport into London.

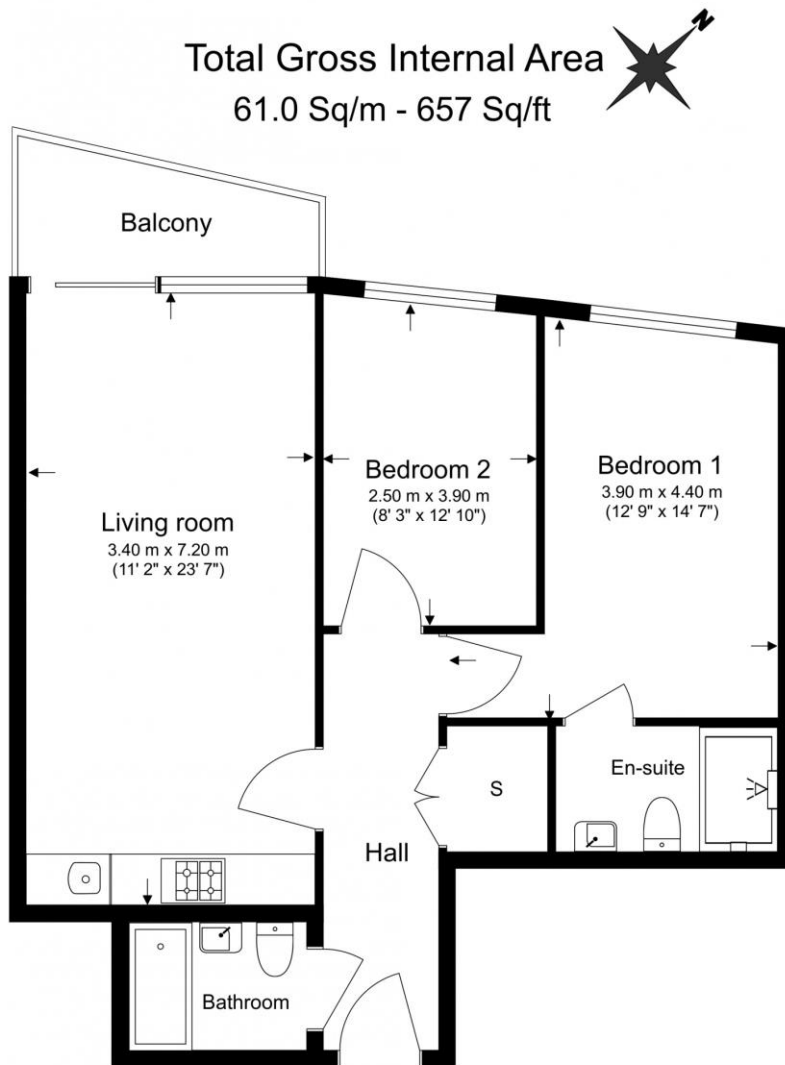




## Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- Circa. 657 Square Feet
- Colindale Tube Station (Northern Line)
- Right To Park Included
- 24 Hour Estate Management
- Resident's Gym, Swimming Pool & Spa Facilities





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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:	£400,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£3,910.50 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,950.00 pcm Approx. 5.9% Yield

## Viewings:

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

Our reference: ACC220506

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

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