



East Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £485,000

 Benham
& Reeves

East Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 830 square feet (approx.) is this luxurious two bedroom apartment on the second floor of Empire House. The apartment boasts from a custom deigned kitchen offering ample storage, integrated Neff appliances including a microwave and wine cooler. The open planned living area benefits from south east aspect allowing natural light to flood through. Both bedrooms have the upgraded wood effect flooring, with bedroom one having the added luxury of a built in wardrobe and ensuite. The ensuite and family bathroom are stylishly fitted with Villeroy and Boch chinaware. Further benefits include a spacious balcony, right to park for one car and access to a residents' landscaped parkland.

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.

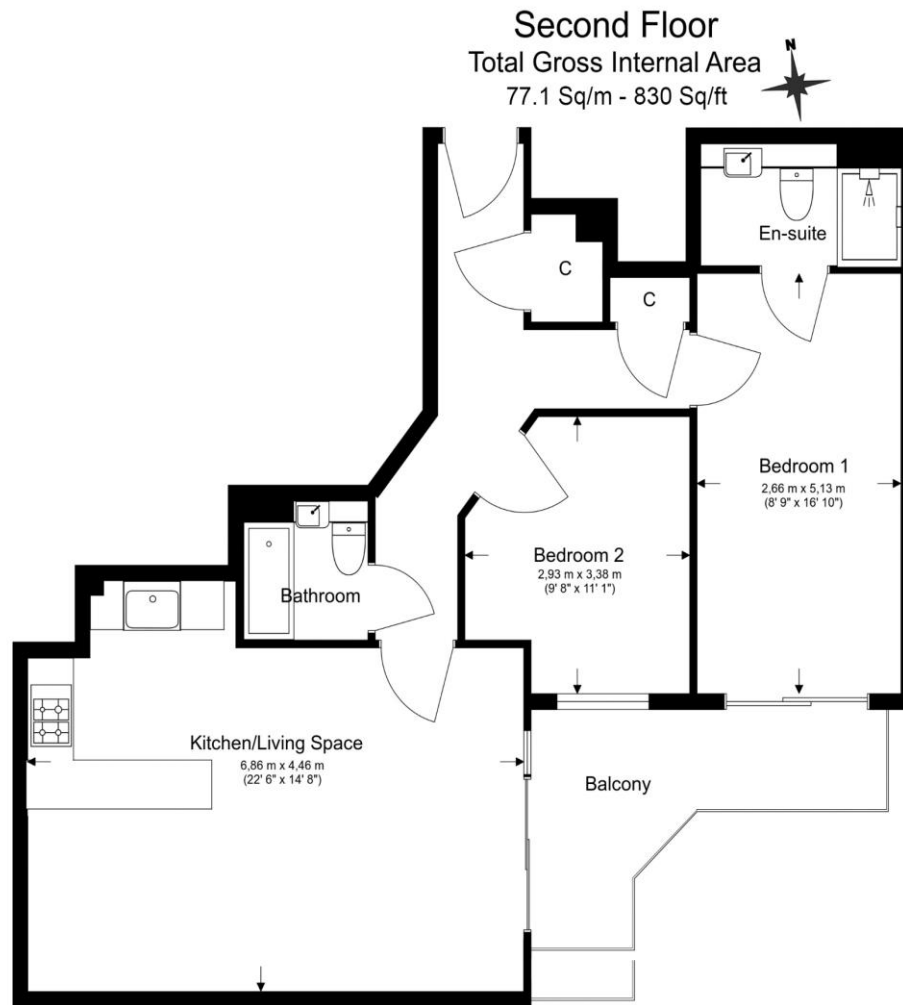




Property Features:

- Modern Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 830 Square Feet (approx.)
- South Facing Balcony
- Right To Park
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities





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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Price Reduced £485,000

to:

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

Ground Rent: £325.00 (per annum)
For the year of 2024
Next Review: 2025
Next Increase: 100%

Service Charge: £5,770.46 approx. (per annum)
For the year of 2024

Anticipated Rent: £2,150.00 pcm
Approx. 5.3 % Yield

Viewings:

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

Our reference: BEA230305

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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