



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £535,000

Benham  
& Reeves

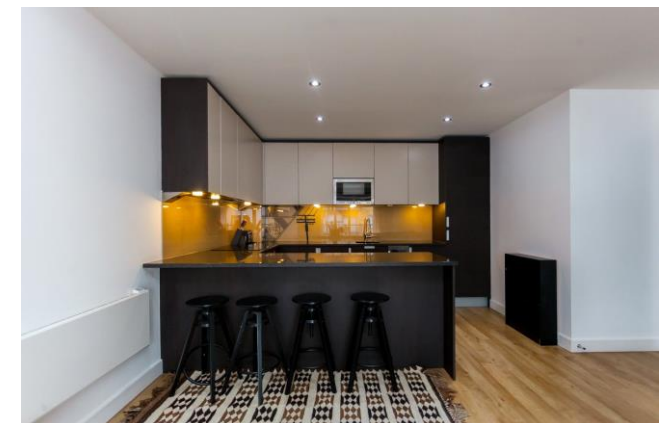
# Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240216

A fourth floor two bedroom, two bathroom apartment spanning a sizeable 786 Square feet (Approx.) This apartment comprises of an open-plan living/dining area, fully fitted kitchen with integrated appliances and a west facing private balcony leading out from the living area overlooking the beautifully landscaped gardens. This apartment also offers two generously sized bedrooms with an en-suite attached to the main bedroom and a modern finished three-piece family bathroom across the hall. This property offers residents ample storage space and is neutrally decorated throughout.

Cavendish House in Beaufort Park benefits from a 24-hour estate management and concierge, a residents only gym with a swimming pool, spa and jacuzzi as well as on-site bars and restaurants. Brent Cross Shopping Centre is a short journey away and has an excellent selection of shops and places to dine. Colindale Station is only a short walk away from the development with the Northern line (Zone 4) with an easy commute into Central London and offers night tube.

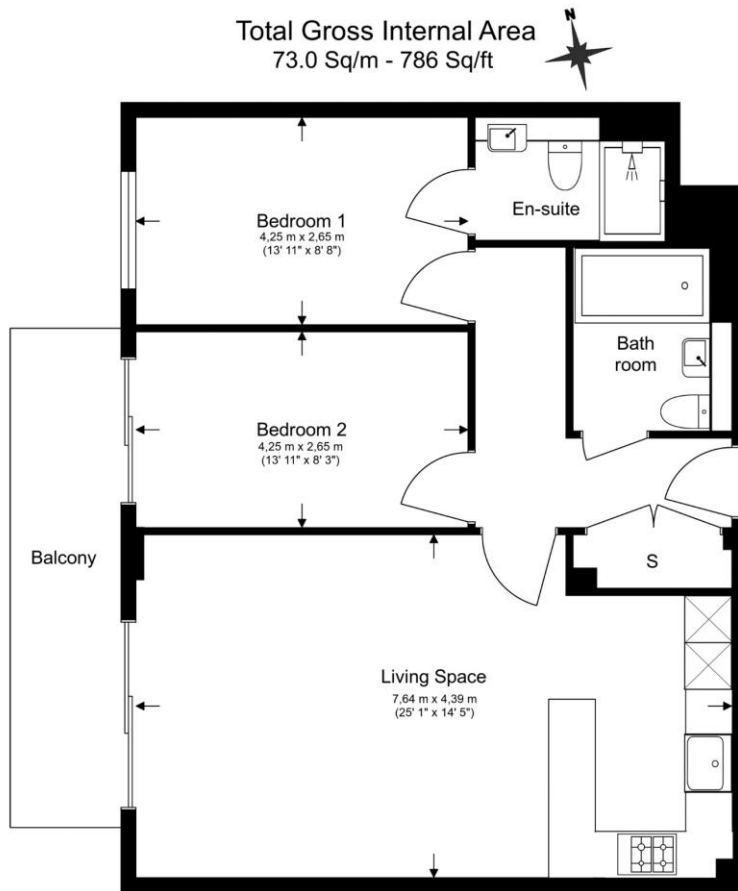




## Property Features:

- Right To Park Included
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 786 Square Feet (Approx.)
- West Facing Over Landscaped Gardens
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line, Zone 4)





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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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>87</b>
(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>		
Not energy efficient - higher running costs		
<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.

Asking Price:	£535,000
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:	£3,790.40 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,200.00 pcm Approx. 4.9% Yield

## Viewings:

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

Our reference: BEA240216

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

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