



Boulevard Drive, Beaufort Park, Colindale, NW9

Price Reduced to: £475,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240261

****Secure Underground Parking**** A first floor two bedroom, two bathroom apartment spanning 798 Sqft (Approx.) This apartment comprises of an open-plan living/dining area, fully fitted kitchen with integrated appliances and a private balcony leading out from the living area overlooking Boulevard Drive.

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.

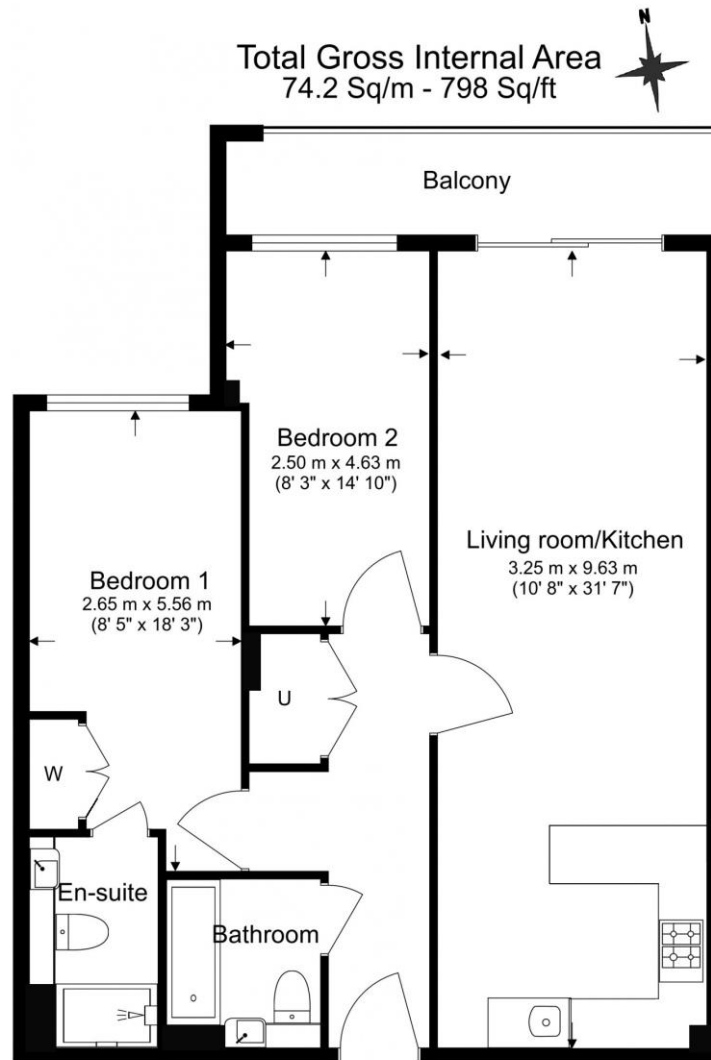
Cavendish House in Beaufort Park benefits from a 24-hour estate management and concierge, a residents only gym with a swimming pool, spa and jacuzzi as well as on-site bars and restaurants. Brent Cross Shopping Centre is a short journey away and has an excellent selection of shops and places to dine.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





Property Features:

- Secure Underground Parking
- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- 798 Square Feet (Approx.)
- Private Balcony Overlooking Boulevard Drive
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Underground Station (Zone 4)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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.

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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: £4,030.00 (per annum)
For the year of 2024

Anticipated Rent: £2,200.00 pcm
Approx. 5.6% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Viewings:

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

Our reference: BEA240261

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