



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £500,000

Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

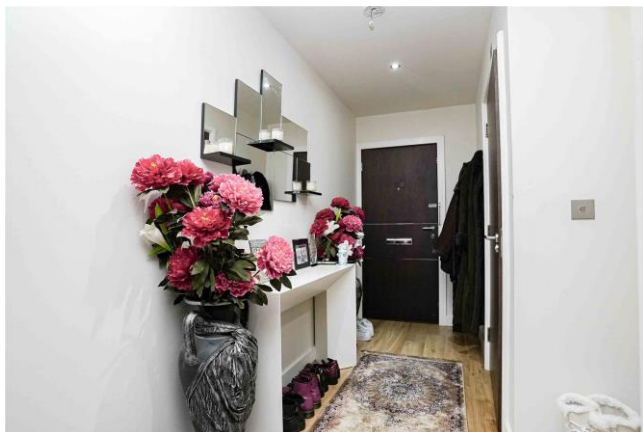
REF#: BEA240261

****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.

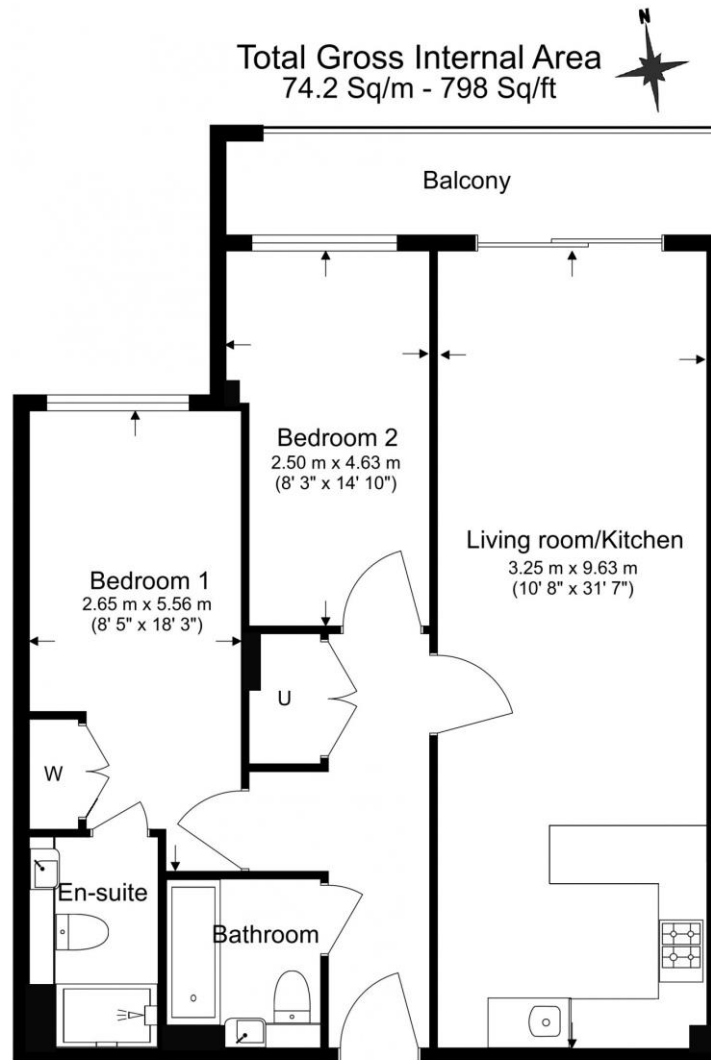
Cavendish House in Beaufort Park benefits from a 24-hour estate management and concierge, a residents only gym with a swimming pool, spa and jacuzzi as well as on-site bars and restaurants. Brent Cross Shopping Centre is a short journey away and has an excellent selection of shops and places to dine. 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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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. 5.3% Yield

Viewings:

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

Our reference: BEA240261

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