



Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £460,000

 Benham
& Reeves

Aerodrome Road, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240291

Spanning 784 square feet (approx.) of luxury living space, this two bedroom, two bathroom, second floor apartment boasts a custom designed kitchen with integrated appliances. The living room is bright and airy from its southerly aspect with views over Aerodrome Road. Both bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes and ensuite shower room. The ensuite and family bathroom are stylish fitted with further benefits including a utility room, parking for one car and no onward selling chain.

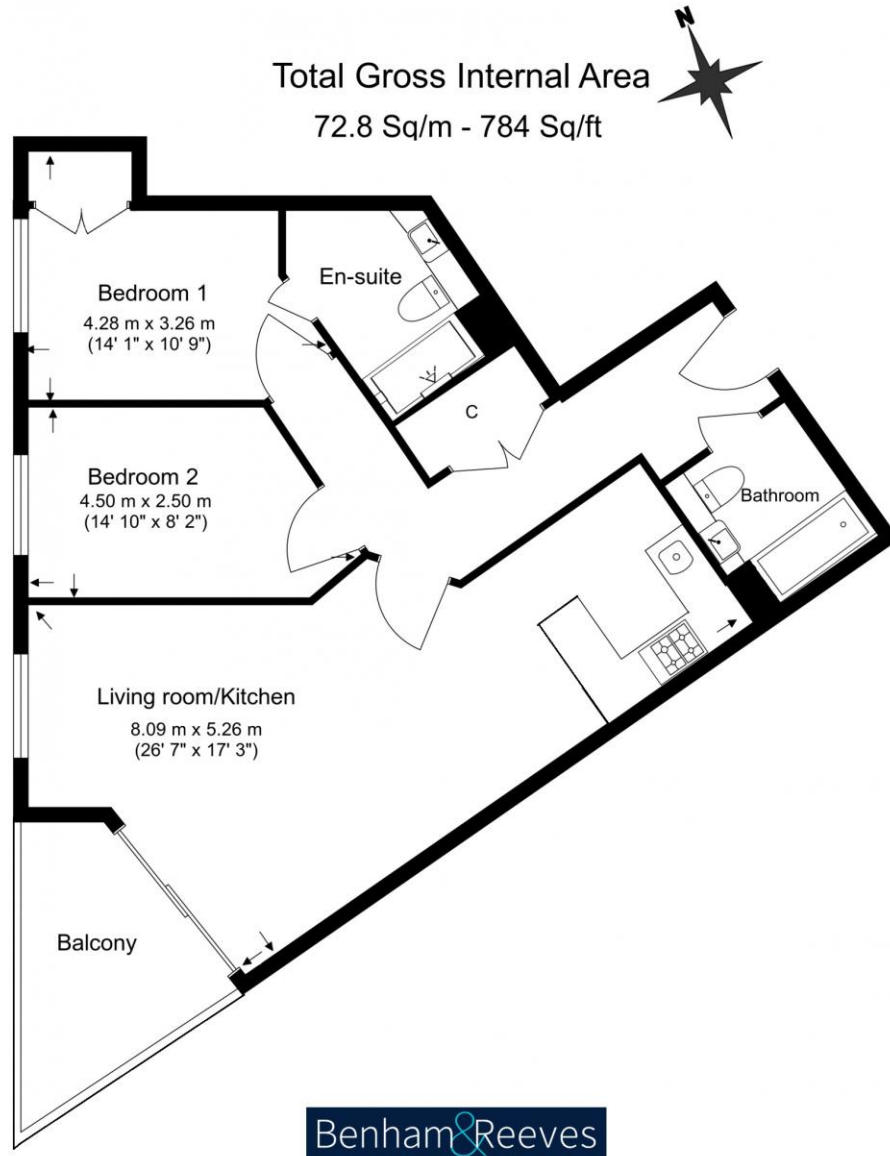
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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:

- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 784 Square Feet (Approx)
- South West Facing
- Right To Park For One Vehicle
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£460,000
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:	£3,861.70 (per annum) For the year of 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: BEA240291

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