



# Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £450,000

Benham  
& Reeves

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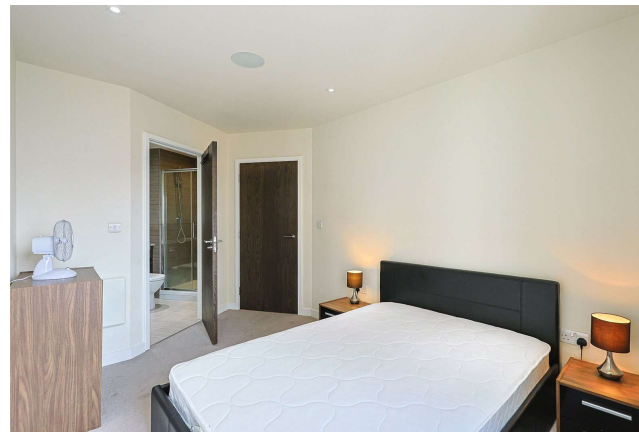
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

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.

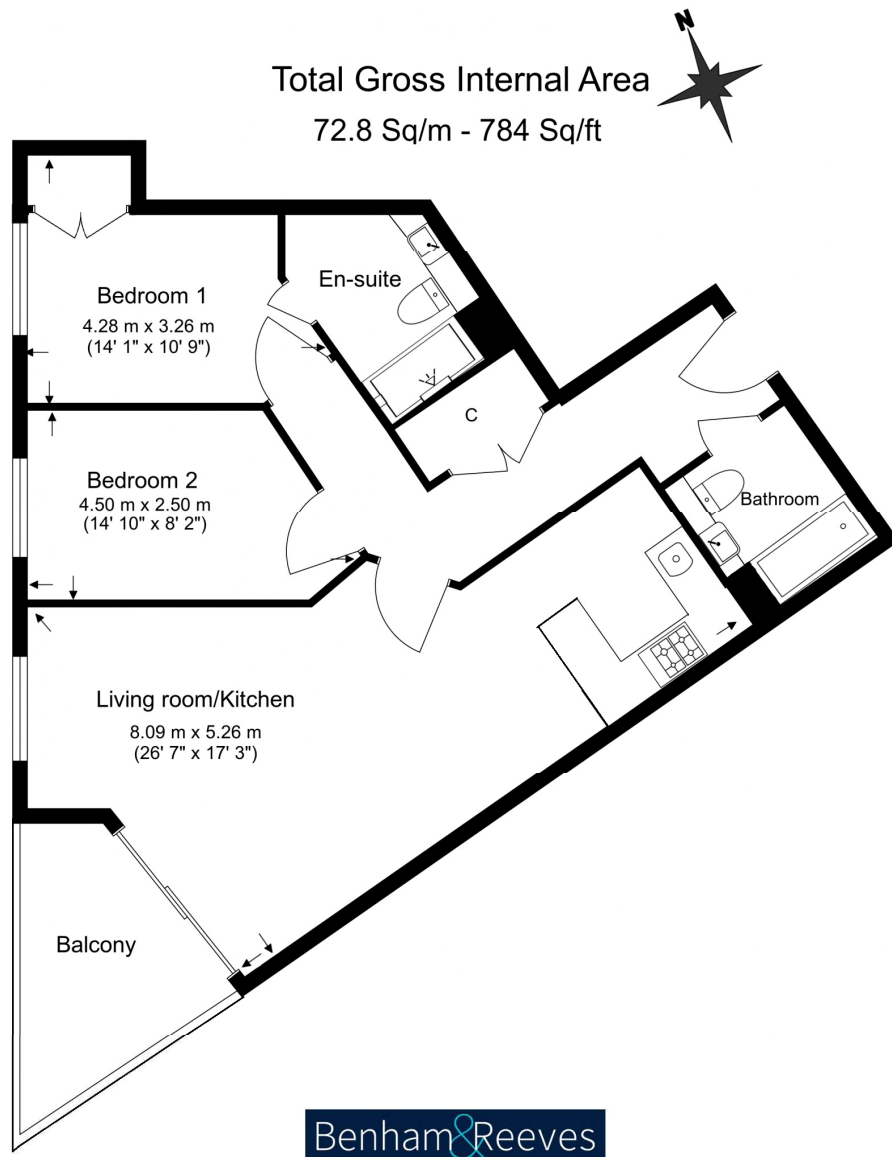
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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	

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.

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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: £3,861.70 (per annum)  
For the year of 2024

Anticipated Rent: £2,000.00 pcm  
Approx. 5.3% 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: BEA240291

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