



# Boulevard Drive, Beaufort Park, Colindale, NW9

Offers in excess of: £430,000

 Benham  
& Reeves



# Boulevard Drive, Beaufort Park, Colindale, NW9

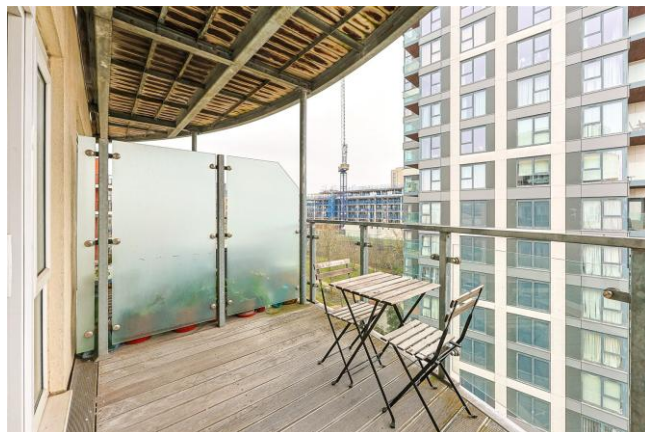
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250068

This contemporary apartment spans across a generous 730 square feet (approx.) and is located on the sixth floor. Boasting from a custom designed kitchen with fully integrated appliances, open planed kitchen with access to a south facing private balcony overlooking Boulevard Drive, two double bedrooms with bedroom one having the added luxury of a fitted wardrobed and ensuite shower room. The apartment also benefits from a stylish family bathroom, utility room with ample storage and the right to park for one car.

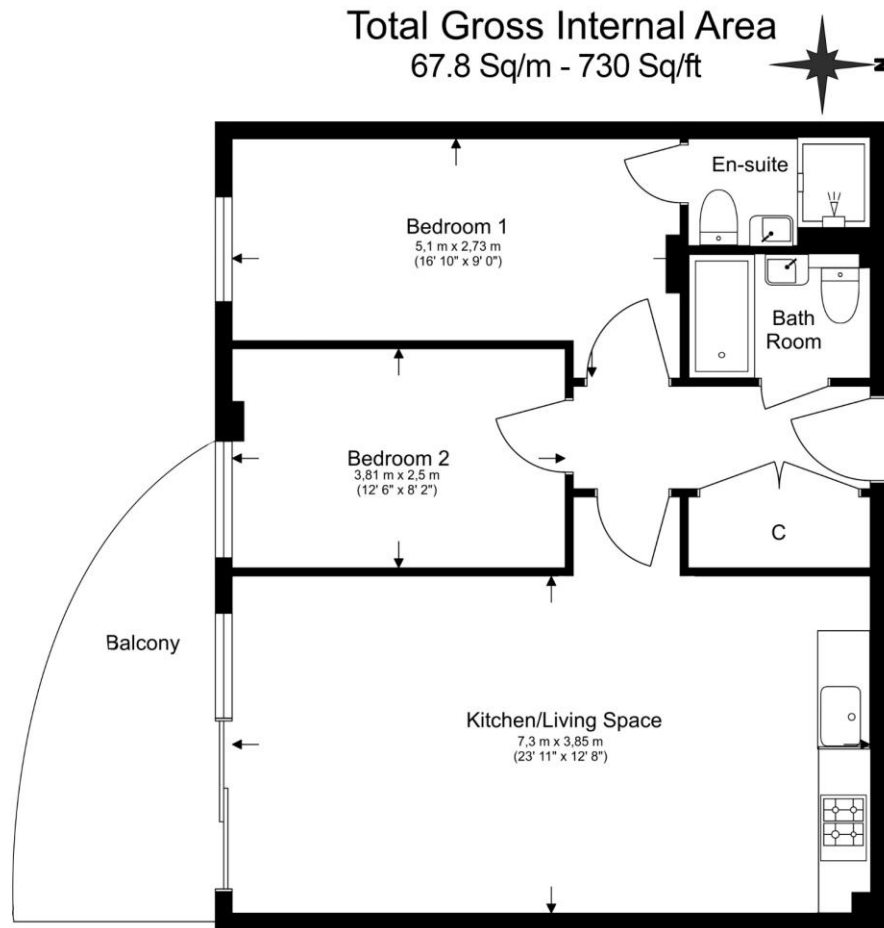
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including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

- Chain Free
- Right To Park Included
- Two Bedroom Stylish Apartment
- Two Bathrooms
- 730 Square Feet (Approx.)
- Sixth Floor
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



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>		
(69-80) <b>C</b>	78	84
(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.

Offers in excess of: £430,000

of:

Tenure: Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

Ground Rent: £300.00 (per annum)  
For the year of 2025  
Next Review: December 2025  
Next Increase: 100%

Service Charge: £3,999.66 approx. (per annum)  
For the year of 2025

Anticipated Rent: £2,000.00 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: BEA250068

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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