



Aerodrome Road, Colindale, NW9

Asking Price: £385,000

 Benham
& Reeves

Aerodrome Road, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA220123

With Secure Parking A modern apartment situated on the sixth floor in Eldon House, Beaufort Park. Spanning an approximate 550 square feet, this apartment comprises of two bedrooms with bedroom one having the added luxury of built in wardrobes and access to a private balcony, large living/dining area which leads out to a further private balcony with eastern views and a sleek finished fitted kitchen with integrated Neff appliances such as hob, oven, fridge/freezer, dishwasher and a wine-cooler.

Beaufort Park benefits from being conveniently located to shopping, leisure and transport facilities. Brent Cross Shopping Centre is a short journey away and has an excellent selection of retail shops and restaurants. This development is only walking distance to Colindale Underground Station for easy access across Central London and offers night tube.

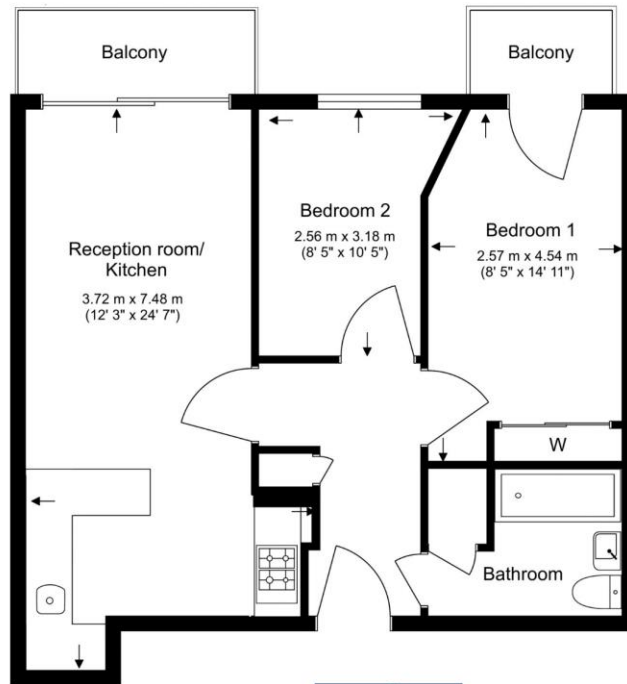




Property Features:

- Secure Parking Space
- Two Bedroom Apartment
- One Bathroom
- Sixth Floor
- 550 Square Feet (Approx.)
- Two East Facing Balconies
- Colindale Underground Station (Zone 4)
- Chain Free

6th Floor
 Total Gross Internal Area
 51.1 Sq/m - 550 Sq/ft



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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+) A		
(81-91) B		83
(69-80) C	77	
(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	

Terms & Conditions:

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

Asking Price:	£385,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£275.00 (per annum) For the year of 2024 Next review: 2025 Next increase: 100%
Service Charge:	£4,250.00 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,000.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA220123

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