



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £750,000

 Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Offering 3 double bedrooms and 2 bathrooms is this fantastic 7th floor penthouse spanning an impressive 1147 square feet (approx.).

The property has a bright dual aspect open plan kitchen/reception that includes integrated appliances within the modern fully fitted kitchen area. The reception area also has floor to ceiling windows that lead out on to a spacious wrap around terrace, offering an excellent area for entertaining. All 3 bedrooms have direct access to the private terrace and the main bedroom has access to its very own private en suite bathroom. All 3 bedrooms and the kitchen/reception room are situated off the hallway as well as the second bathroom and a large utility cupboard.

Additional benefits of the development include 24-hour estate management, secure underground parking, on site restaurants and cafes, medical centre, residents' gym, with swimming pool and spa. Brent Cross shopping centre is a short journey away and has a good selection of retail shops and eateries. Colindale Underground Station can be found within close proximity, providing fast transport into London and back.

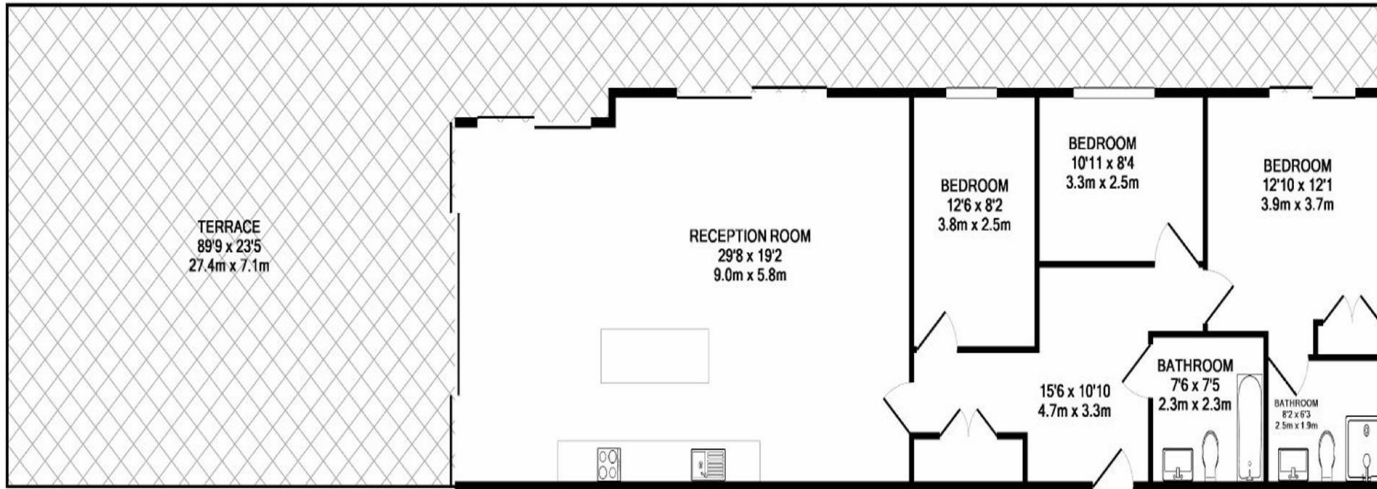




Property Features:

- Parking
- 3 Bedrooms
- 2 Bathrooms
- 1147 Square Feet (Approx.)
- 7th Floor
- Private Terrace
- Residents' Gym, Spa and Swimming Pool
- 24 Hour Estate Management
- Colindale Underground Station (Northern Line)





120AH.BP.NW9 - 7TH FLOOR
 TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metroix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	80
(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: £750,000

Tenure: Leasehold
Expires 24/12/3004
Approximately 981 Years Remaining

Ground Rent: £400 (per annum)
For the year of 2023

Service Charge: £6069.02 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: ACC220585

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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.

London

Canary Wharf
City
Colindale
Dartmouth Park
Ealing
Fulham
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

