



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £650,000

Benham  
& Reeves

# Boulevard Drive, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

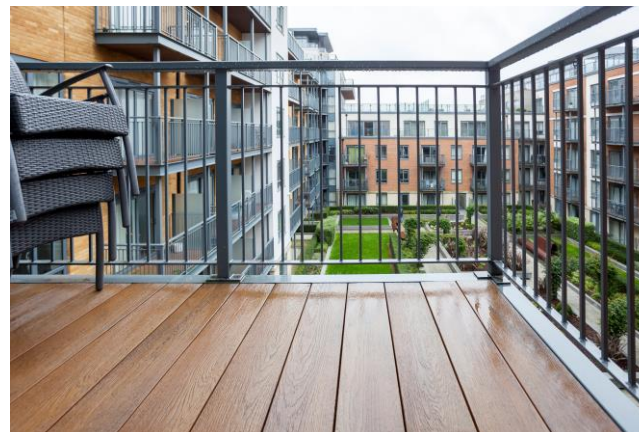
\*\* With Parking \*\* Modern three-bedroom south facing apartment positioned on the fifth floor of Cavendish House, Beaufort Park. Spanning an approximate 951 Square feet.

Comprising of; open-plan kitchen and bright living room with the access to the balcony. The fitted kitchen comes with a breakfast bar, gloss units and fully integrated appliances, large master bedroom, bespoke two bathrooms and additional WC, finished with marble feature tiles, large mirrors and a chrome towel rail.

Residents enjoy a wealth of benefits including landscaped gardens, on-site dental surgery, Tesco Express, dry cleaners as well as a concierge, residents gym and spa.

A short walk away from Colindale Station (Zone 4) this property has direct links to The City and Central London.

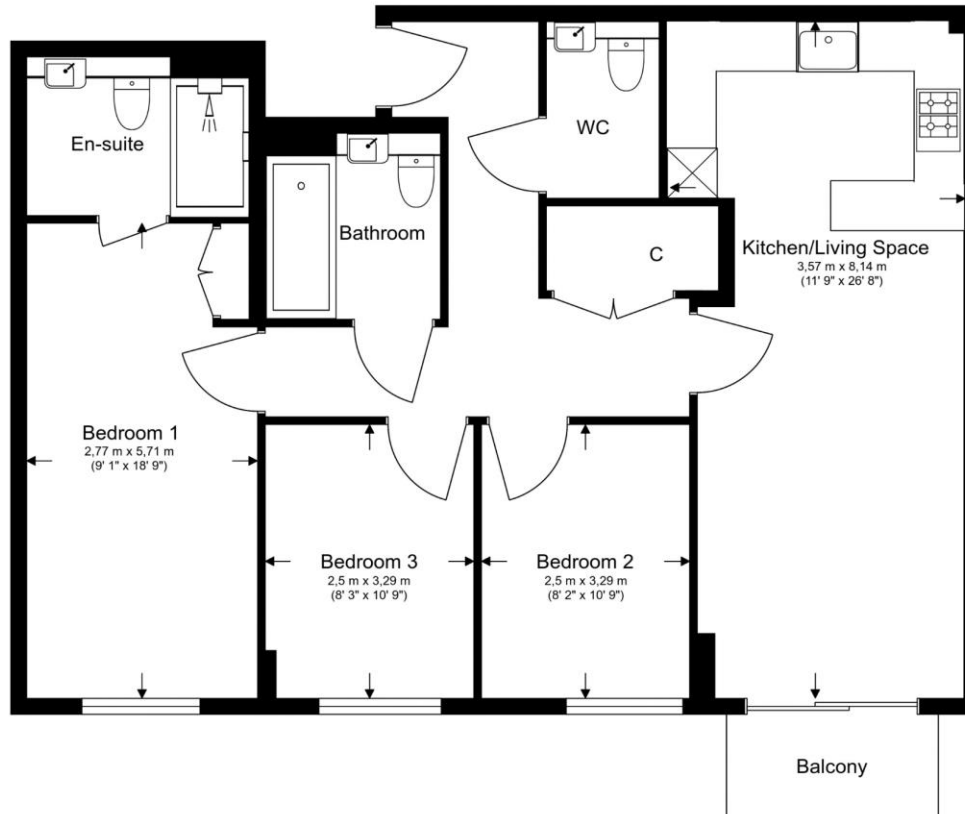




## Property Features:

- Right To Park Included
- 951 Square Feet (Approx.)
- Three Bedroom Apartment
- Colindale Station (Zone 4)
- Fifth Floor
- Residents Gym, Swimming Pool & Spa Facilities
- South Facing
- Chain Free

Total Gross Internal Area  
88.3 Sq/m - 951 Sq/ft



| 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>                            | 80                      | 85        |
| (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.

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Asking Price:     | £650,000                                                                                |
| Tenure:           | Leasehold<br>Expires 24/12/3004<br>Approximately 980 Years Remaining                    |
| Ground Rent:      | £400.00 (per annum)<br>For the year of 2024<br>Next Review: 2025<br>Next Increase: 100% |
| Service Charge:   | £7,200.00 approx. (per annum)<br>For the year of 2024                                   |
| Anticipated Rent: | £2,600.00 pcm<br>Approx. 5.0% Yield                                                     |

## Viewings:

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

Our reference: BEA200001

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