



# Aerodrome Road, Beaufort Park, Colindale, NW9

Guide Price: £1,000,000

Benham  
& Reeves

# Aerodrome Road, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Situated on the seventh (top) floor of the prestigious Claremont House is this platinum spec three bedroom, three bathroom penthouse spanning an impressive 2000 square feet (approx.). This luxurious apartment boasts from a custom designed kitchen with back painted glass splashbacks, stone worktops, exclusive range of ceramic floor tiles, and is fully integrated with Miele appliances. The open planned living room is well lit from its South/South West facing aspect and has access to a large private wraparound terrace offering far reaching views. All three bedrooms have access to the terrace and benefit from fitted wardrobes and stylish en-suites. The En-suites benefit from natural stone panelling, feature back painted glass wall behind the bath/shower, timber effect vanity basin surround with stone counter top and vade chrome tap, ceramic floor tiles with underfloor heating, and a integrated waterproof LED TV in the principle en-suite. Further benefits include a study room, two secure car spaces and no onward selling chain.

The apartment is upgraded to St Georges Platinum Spec which includes the luxury of direct lift access into the apartment, air conditioning to living space and bedrooms, flush finished veneer internal doors with clear glazed panel to living space, engineered timber flooring to living space, kitchen and hallway, under floor heated tiling to bathroom and en-suite, control4 home automation system to control audio visual, heating and lighting complete with iPad compatible docking station, integrated Sonos multi room audio system, and external wall mounted lighting to the terrace.

North West London's most exciting new destination, created by St George, part of the Berkely Group. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

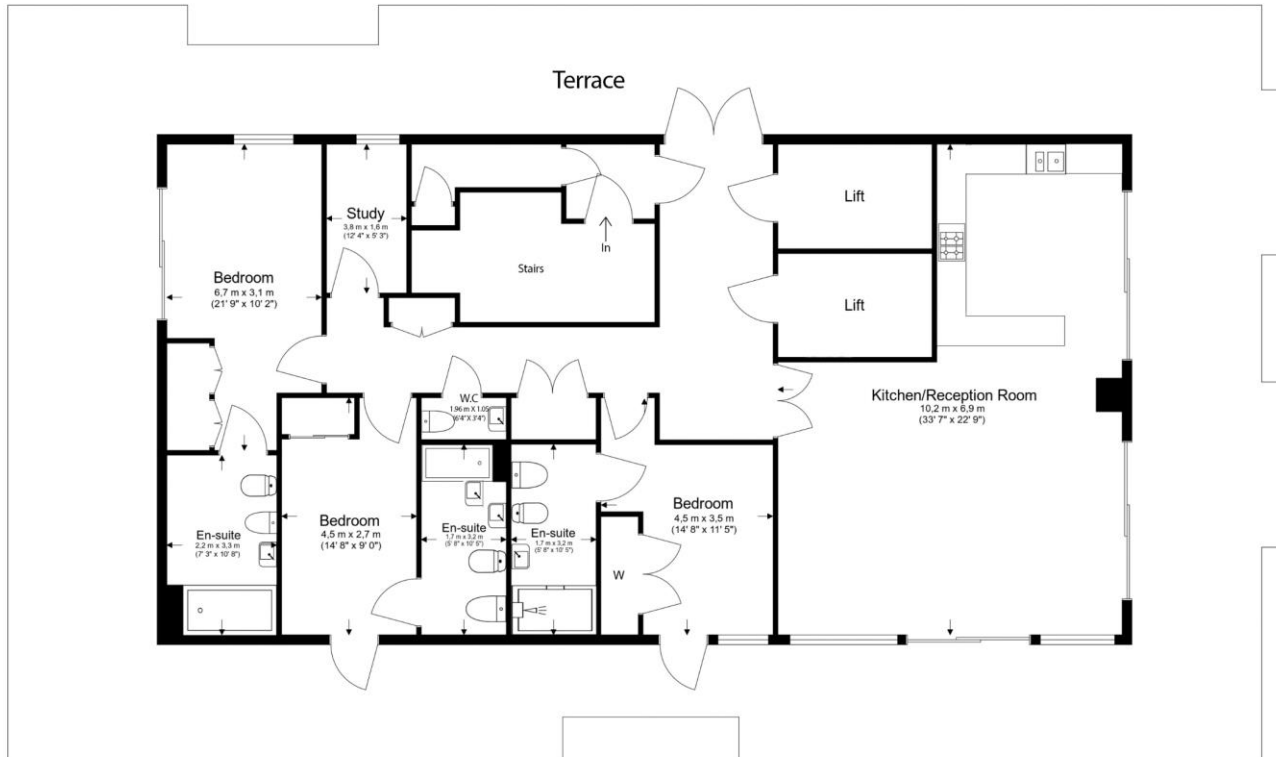




## Property Features:

- Three Bedroom “Platinum” Spec Penthouse
- Three Bathrooms & Guest W.C
- Two Secure Car Spaces
- 2000 Square Feet (Approx.)
- Seventh (Top) Floor
- Wraparound Terrace Offering Far Reaching Views
- Direct Lift Access To Inside The Apartment
- Residents Gym, Swimming Pool & Spa Facilities

Seventh Floor  
 Total Gross Internal Area  
 186 Sq/m - 2,000 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>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               | <b>67</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.

|                 |  |
|-----------------|--|
| Guide Price:    | £1,000,000   |
| Tenure:         | Leasehold<br>Expires 24/12/3004<br>Approximately 979 Years Remaining                             |
| Ground Rent:    | £525.00 (per annum)<br>For the year of 2025<br>Next review: December 2025<br>Next increase: 100% |
| Service Charge: | £11,892.34 (per annum)<br>For the year 2025  |

## Viewings:

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

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