



# Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £250,000

Benham  
& Reeves

# Aerodrome Road, Beaufort Park, Colindale, NW9

 Studio  1 Bathroom (s)  Leasehold

Ref: BEA220661

Spanning an adequate 321 square feet (approx.) is this modern studio apartment situated on the second floor of Claremont House. This luxury apartment boasts a custom designed kitchen with integrated Neff oven, hob and extractor. Further benefits include, a stylish bathroom with Villeroy and Boch chinaware, access to a east facing terrace which overlooks the internal landscaped gardens, utility with ample storage and 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.





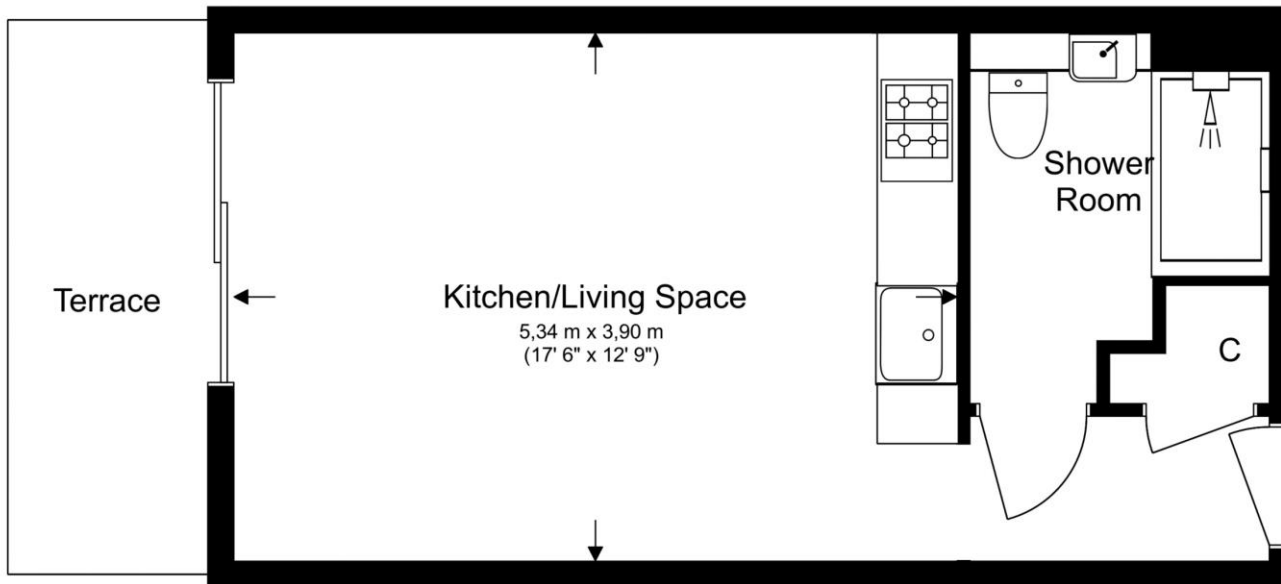
## Property Features:

- Right To Park
- Modern Studio Apartment
- 321 Square Feet (Approx.)
- Second Floor
- Terrace Overlooking Landscaped Gardens.
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



## Second Floor

Total Gross Internal Area  
29.8 Sq/m - 321 Sq/ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Asking Price: £250,000

Tenure: Leasehold  
Expires 24/12/3003  
Approximately 979 Years Remaining

Ground Rent: £150.00 (per annum)  
For the year of 2024  
Next Review: 2025  
Next Increase: 100%

Service Charge: £1,856.18 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA220661

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

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