



# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £260,000

Benham  
& Reeves



# Boulevard Drive, Beaufort Park, Colindale, NW9

🏠 Studio      🚿 1 Bathroom (s)      🔑 Leasehold

Ref# BEA220827

Spanning an incredible 428 square feet (approx.) is this first floor studio in the sought after Beaufort Park development. The apartment benefits from a south facing balcony allowing floods of sunshine to run through the property. The spacious apartment also benefits from a stylish kitchen with fitted appliances, 3 piece shower-room and electric heating.

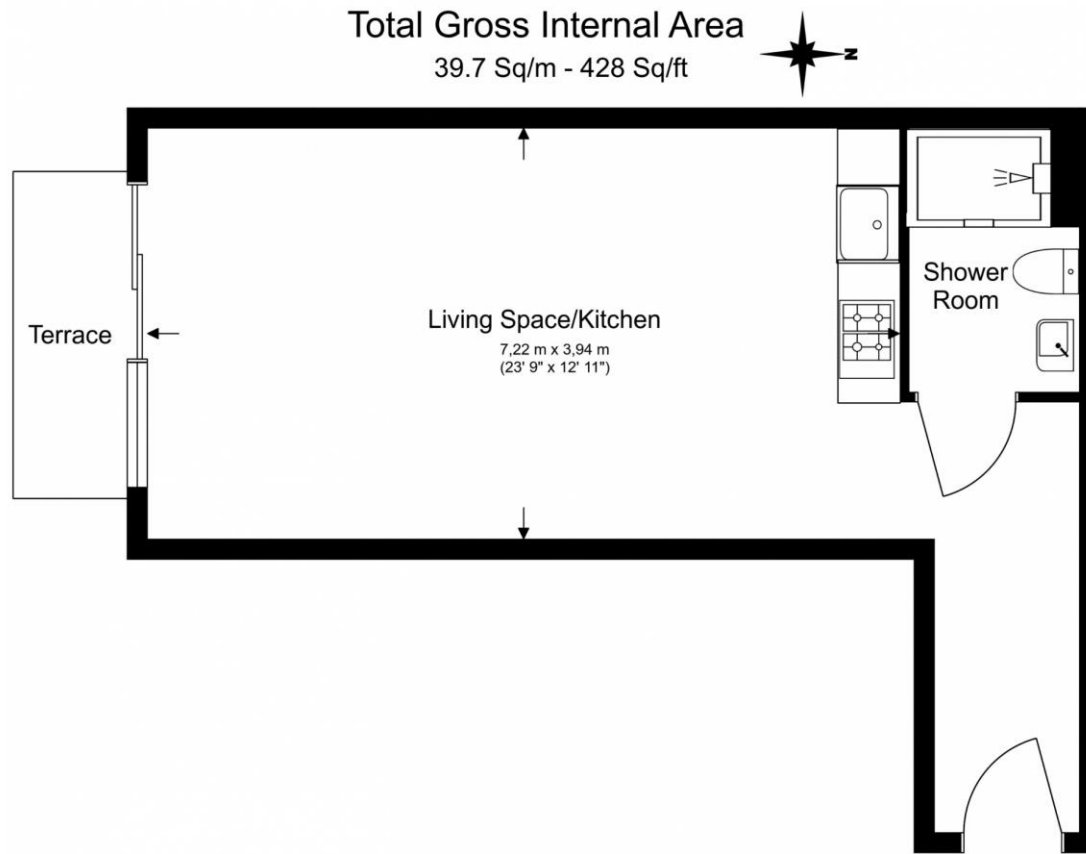
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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 For One Car
- Chain Free
- Large Studio Spanning 428 Sqft (approx.)
- First Floor
- South Facing Balcony
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(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>		
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:	£260,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£175.00 (per annum) For the year of 2024 Next Review: December 2025 Next Increase: 100%
Service Charge:	£2,418.12 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,400.00 pcm Approx. 6.5% Yield

## Viewings:

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

Our reference: BEA220827

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