



Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £260,000

Benham
& Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

🏠 Studio

🚿 1 Bathroom (s)

🔑 Leasehold

REF#: CHD250005

Right To Park Included A modern studio apartment situated on the 2nd floor in the sought after Cavendish House located in the popular Beaufort Park development. The apartment spans an impressive 259 square feet of living space and has a private East facing terrace overlooking the communal gardens. Further benefits include a fully integrated kitchen and a stylish 3 piece bathroom suite.

The development includes 24 hour estate management, on site restaurants and cafes, medical centre, residents' gym, with swimming pool, spa and Jacuzzi. Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station is just a short walk away, offering Northern Line Services into Central London, The City and King's Cross St. Pancras for international transfers. This service also provides night tube.



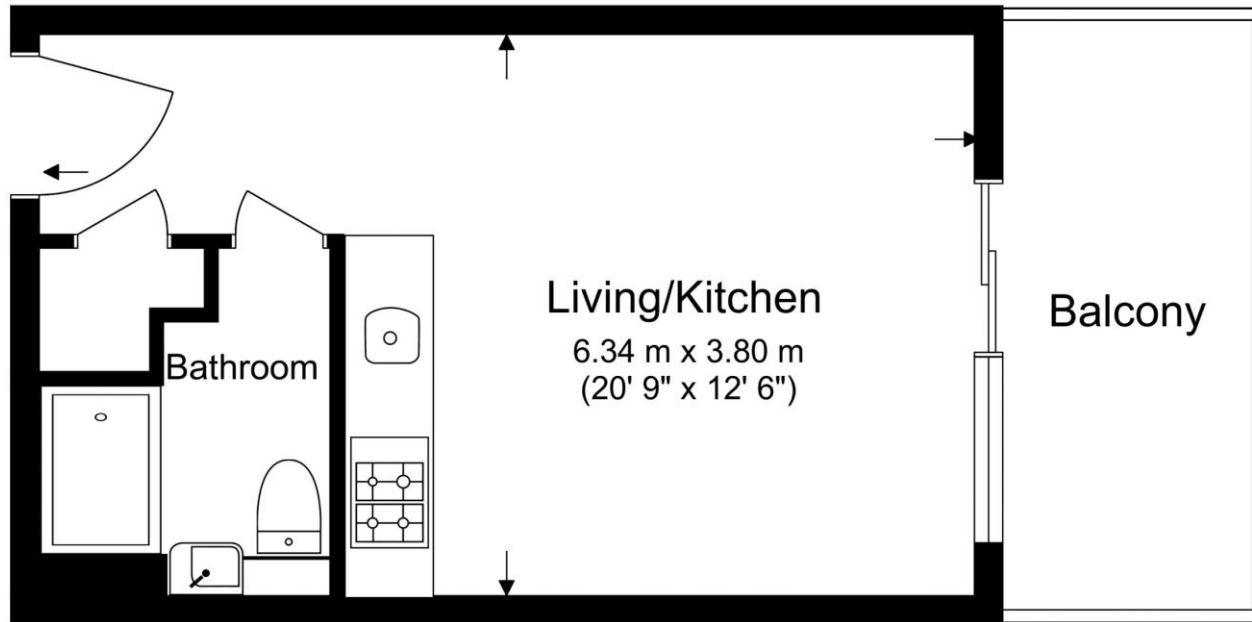


Property Features:

- 24 Hour Estate Management
- 2nd Floor
- 259 Square Feet (Approx.)
- Colindale Underground Station (Zone 4)
- East Facing Terrace
- Residents Only Gym / Spa / Swimming Pool
- Right to Park Included
- Studio Apartment



Total Gross Internal Area
24.1 Sq/m - 259 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+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: £260,000

Tenure: Leasehold
Expires 24/12/3004
Approximately 979 Years Remaining

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

Service Charge: £1,719.34 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,100.00 pcm
Approx. 5.1% Yield

Viewings:

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

Our reference: CHD250005

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