

Boulevard Drive, Beaufort Park, Colindale, NW9

Offers in excess of: £250,000

Benham & Reeves

Boulevard Drive, Beaufort Park, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

A spacious, modern, one-bedroom apartment spanning across 497 square feet (approx.), the apartment is situated on the first floor of this modern block in the sought-after Beaufort Park development. The property consists of a custom-designed kitchen with wood-effect flooring to the living room. The open-plan living room benefits from a wraparound balcony offering dual facing aspects with north and north east facing views. This luxurious apartment also offers one generously sized bedroom with great storage throughout the apartment and a three-piece family bathroom across the hall. Further benefits include Villeroy and Boch chinaware and Hansgrohe chrome finished taps in the bathroom, entry phone system, and an integrated home audio system to living room.

North West London's most exciting new destination, created by St George. 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.







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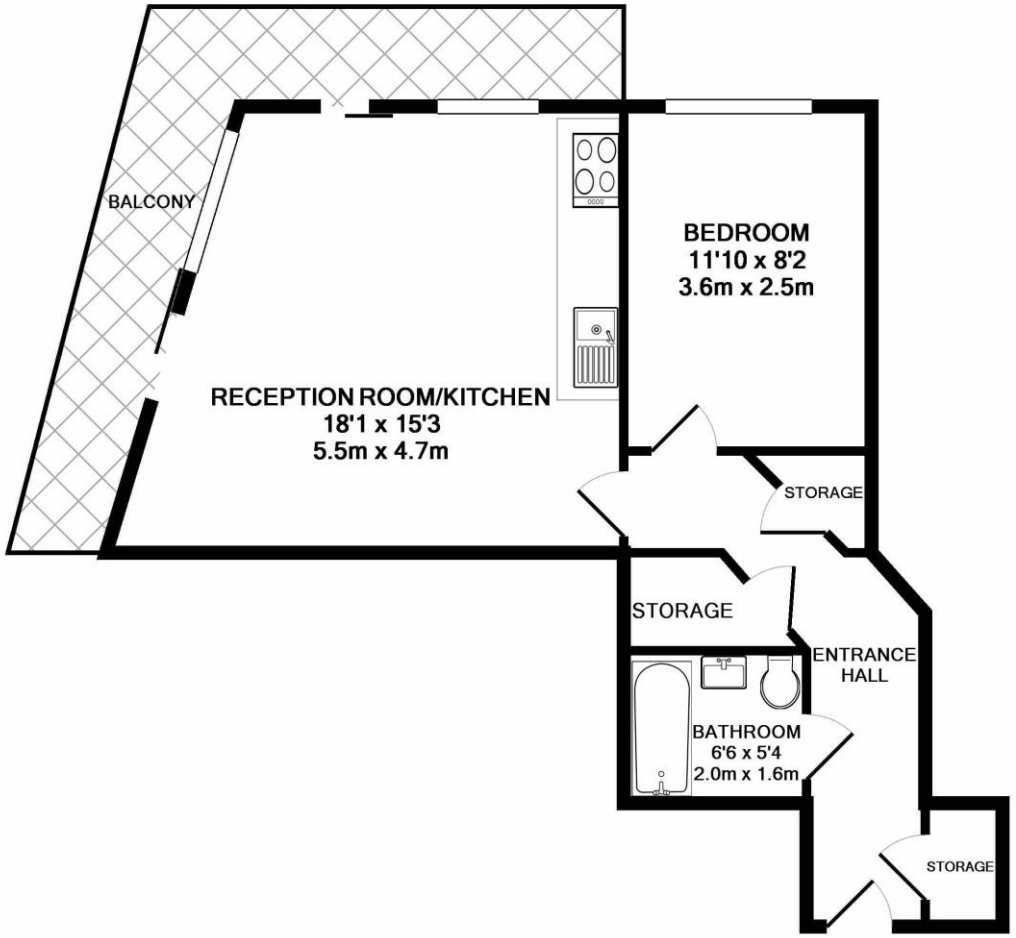


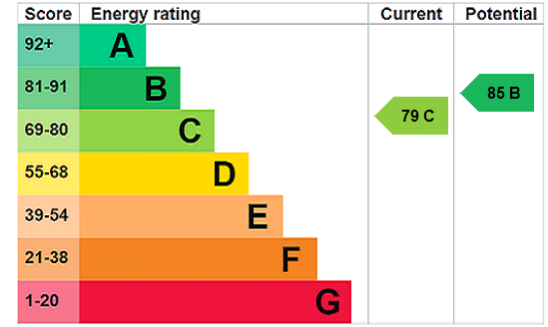


Property Features:

- One Bedroom Apartment
- One Bathroom
- 497 Square Feet (Approx)
- First Floor
- Dual-Facing Aspects
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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1ST FLOOR
TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£250,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£500.00 (per annum) Next Review: 2045 Increase: 100%
Service Charge:	£2,781.16 (per annum) For the year of 2026
Anticipated Rent:	£1,650.00 pcm Approx. 7.9% Yield

Viewings:

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

Our reference: BEA250177

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W: www.benhams.com

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