

East Drive, Beaufort Park, Colindale, NW9

Asking Price: £250,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Located on the seventh floor and spanning a comfortable 401 square feet (approx.) is this beautifully kept Manhattan style apartment. The apartment boasts from a custom designed kitchen with integrated NEFF appliances, large open planned living with access to the private balcony overlooking East Drive and the spacious bedroom area which has a built in wardrobe and can be privatised with the sliding glass tinted panels. Further benefits include the stylish tiled 3 piece bathroom suite, Karndean wood effect flooring to the living and bedroom area and a utility cupboard with storage.

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.







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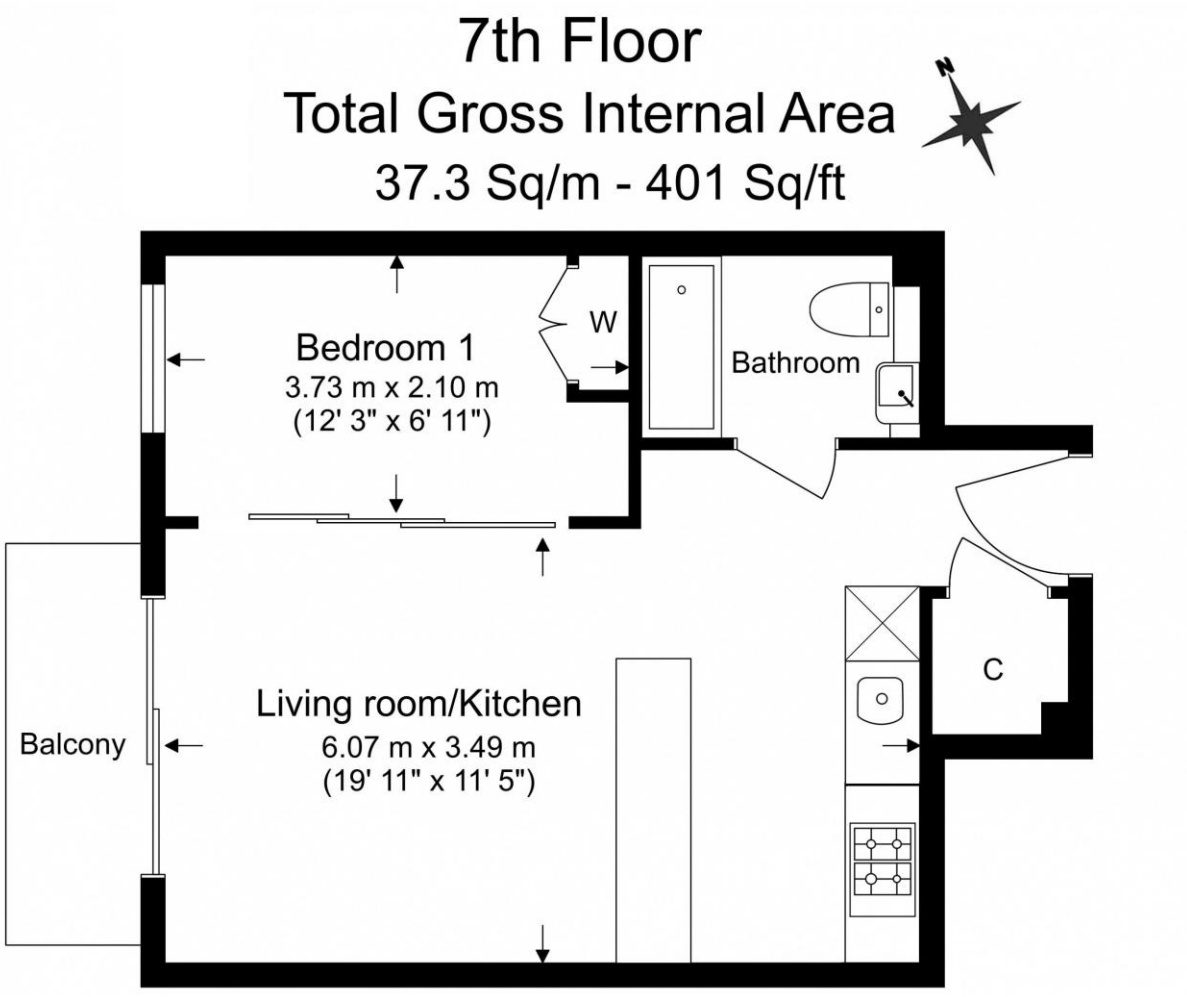


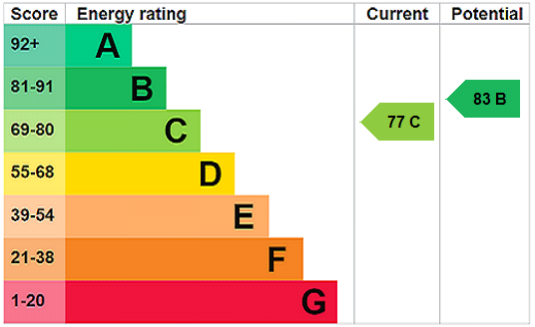



Property Features:

- Chain Free
- Stylish Manhattan Style Apartment
- Seventh Floor
- 401 Square Feet (Approx)
- West Facing Aspect
- Colindale Tube Station (Northern Line)
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa

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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.

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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 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£2,248.96 (per annum) For the year of 2026
Anticipated Rent:	£1,600.00 pcm Approx. 7.7% Yield

Viewings:

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

Our reference: BEA260169

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