

# Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £250,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

**Right To Park Included** A modern Manhattan style apartment located on the third floor of Amelia house situated in the sought after Beaufort Park development. This bright and spacious apartment spans a generous living space of 411 Sqft (Approx.) and further benefits from a private balcony with West facing views over the landscaped gardens, a fully integrated stylish kitchen with Neff appliances, a three piece family bathroom suite, a large double bedroom with a fitted wardrobe. The apartment has wood effect flooring throughout with the bathroom being tiled.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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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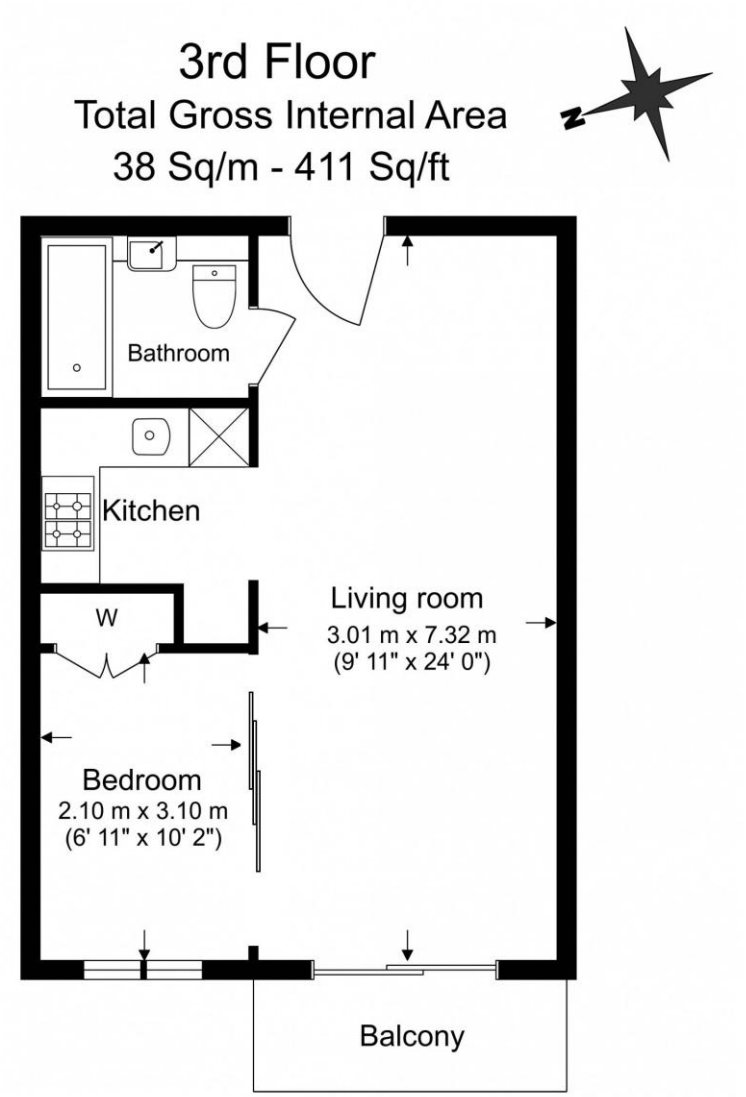





## Property Features:

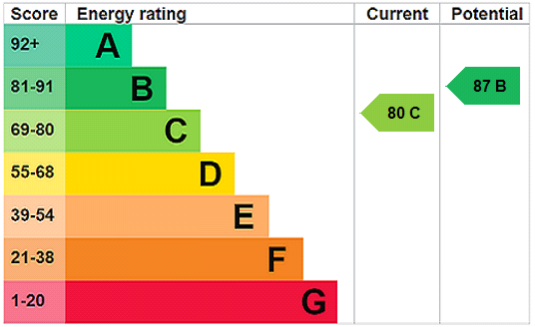
- Chain Free
- Right To Park Included
- 24 Hour Estate Management
- 411 Square Feet (Approx.)
- Colindale Tube Station (Zone 4)
- Private Balcony Overlooking The Landscaped Gardens
- Residents Only Gym, Swimming Pool & Spa Facilities
- Third Floor

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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:**
£2,200.00 (per annum)
For the year of 2026

**Anticipated Rent:**
£1,550.00 pcm
Approx. 7.4% Yield

## Viewings:

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

Our reference: BEA260296

T: 020 8732 7980
E: beaufortpark@benhams.com
W: www.benhams.com

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