

Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £450,000

Benham & Reeves

Caversham Road, Beaufort Park, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

REF#: CHN250015
Spanning an impressive 575 square feet (approx.) of luxurious living space is this stunning one bedroom apartment in the heart of Beaufort Park. Situated on the first floor and facing south over Aerodrome Road this apartment is flooded with natural light throughout. The property boasts a custom designed kitchen with integrated appliances, a carpeted bedroom with a fitted wardrobe and a stylish bathroom suite. Further benefits include utility room with ample storage, and no onward selling chain.

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.



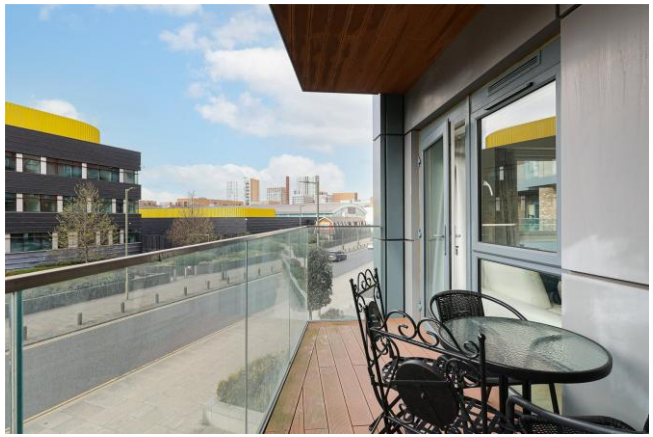




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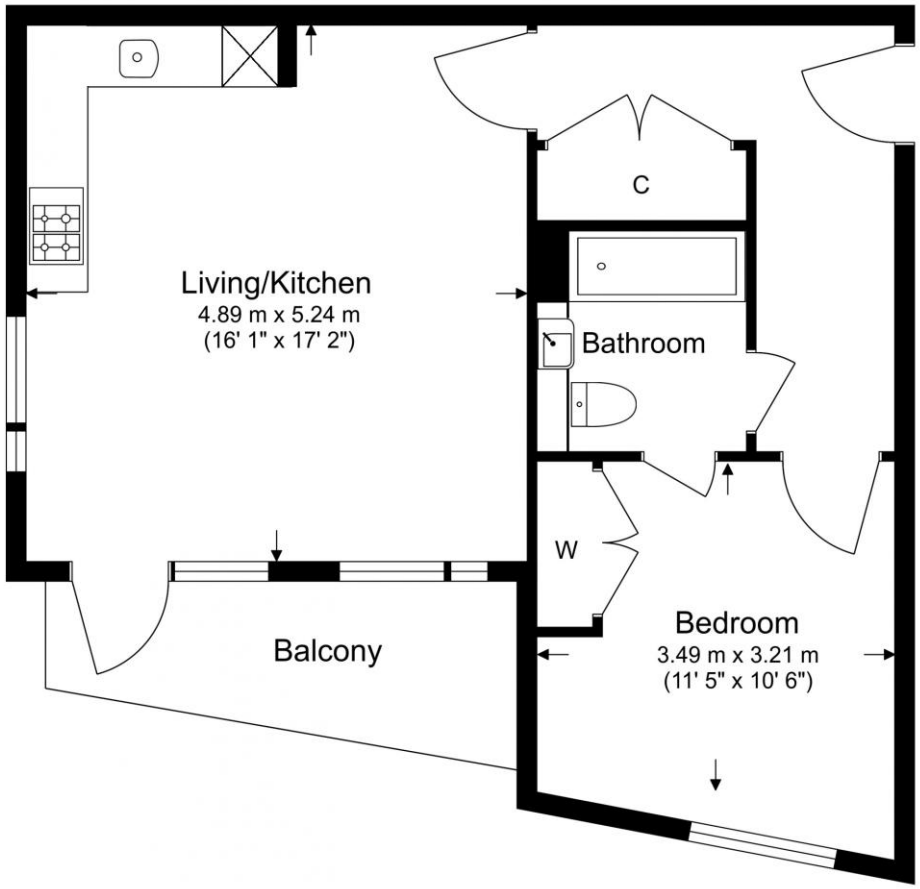



Property Features:

- Chain Free
- Impressive One Bedroom Apartment
- First Floor
- Circa. 575 Square Feet
- Private South Facing Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

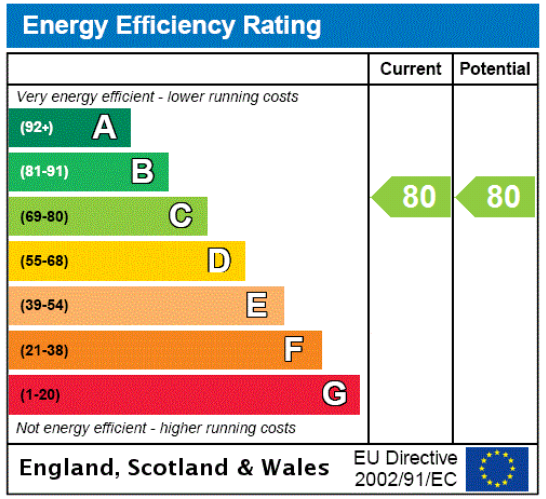
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Total Gross Internal Area
53.4 Sq/m - 575 Sq/ft



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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:	£450,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025 Next Review: 2041 Next Increase: By RPI for the relevant year
Service Charge:	£2,415.00 approx. (per annum) For the year of 2026
Anticipated Rent:	£1,640.00 pcm Approx. 4.4% Yield

Viewings:

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

Our reference: CHN250015

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