

Aerodrome Road, Beaufort Park, Colindale, NW9

Offers Over: £475,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Right To Park Included Situated on the sixth floor of the prestigious Claremont House is this superb two bedroom, two bathroom apartment made up of an impressive 908 square feet (approx.). The apartment includes a custom designed kitchen with back painted glass splashbacks and is fully integrated with Neff appliances. The kitchen can be closed off via the closing door from the spacious living room which is flooded with natural light and offers karndean wood effect flooring, integrated Sonos Multi room audio system with docking station. The living area leads out onto the extensive terrace offering far reaching south facing views of Wembley and beyond. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of a private south facing balcony, built in wardrobes and en-suite shower room. The en-suite and three piece family bathroom are stylishly fitted with Villeroy and Boch chinaware.

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.

Virtually Staged







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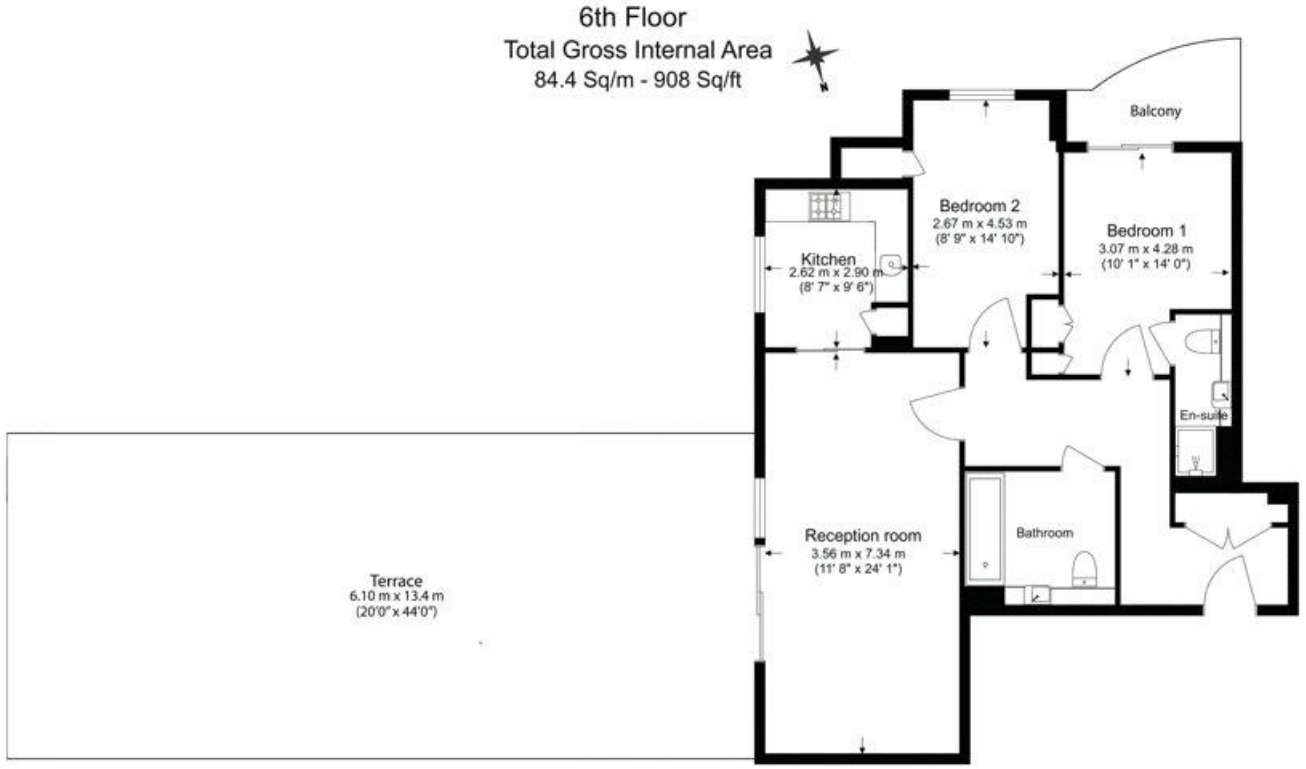


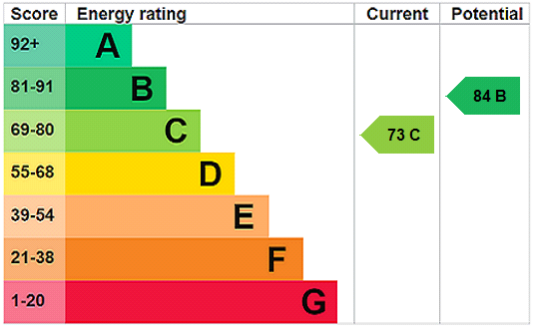


Property Features:

- Chain Free
- Extensive South Facing Terrace
- Superb Two Bedroom Apartment
- Two Bathrooms
- Right To Park Included
- Sixth Floor
- 908 Square Feet (Approx.)
- Residents Only Gym, Swimming Pool & Spa Facilities

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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.

Offers Over:	£475,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£650.00 (per annum) Next Review: 2045 Increase: 100%
Service Charge:	£4,150.00 (per annum) For the year 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: BEA220784

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

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