

Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £450,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A 2 bedroom, 2 bathroom apartment in the luxurious Beaufort Park development built by award winning St. George. The apartment spans a generous 765 square feet (approx.) and is situated on the first floor overlooking Boulevard Drive. This apartment is built up of a spacious open plan kitchen diner with integrated appliances, two double bedrooms with bedroom one benefiting from an en-suite and built in wardrobe.

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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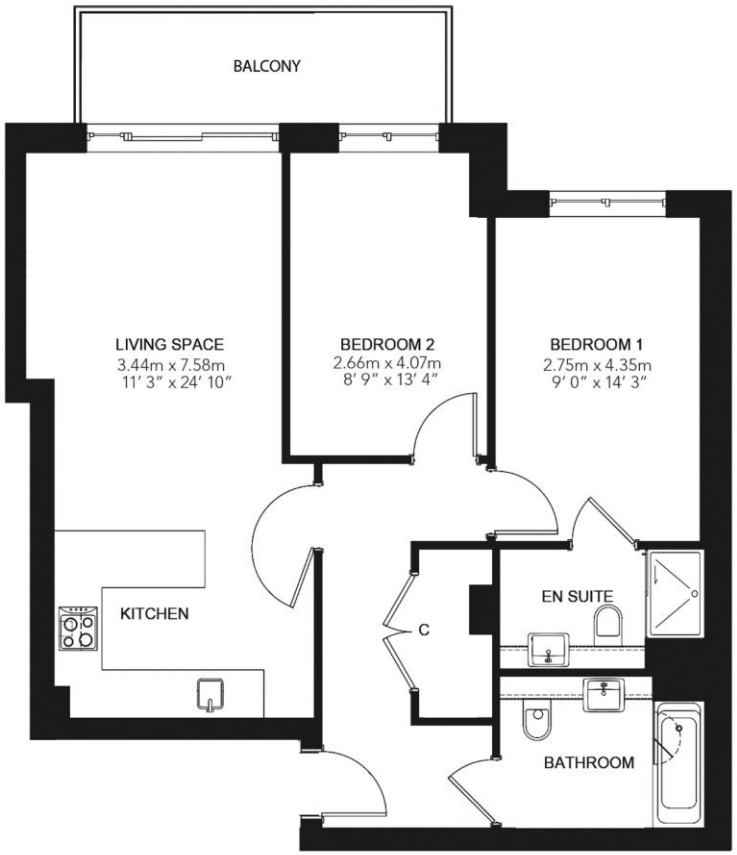



Property Features:

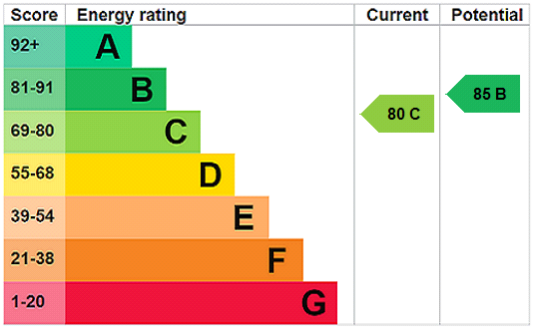
- One Right To Park
- 2 Bedrooms
- 2 Bathrooms
- 765 Square Feet (approx.)
- First Floor
- Investment Opportunity - 5.9% Yield
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Northern Line Tube Station

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Total Gross Internal Area
71.0 Sq/m - 765 Sq/ft



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.

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Tenure:
Leasehold
Expires 24/12/3004
Approximately 978 Years Remaining

Ground Rent:
£750.00 (per annum)
Review Period: 20 years
Next Review: 25/12/2045
Next Increase: 100%

Service Charge:
£4,454.02 (per annum)
For the year of 2026

Anticipated Rent:
£2,200.00 pcm
Approx. 5.9% Yield

Viewings:

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

Our reference: BEA230023

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

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