

East Drive, Beaufort Park, Colindale, NW9

Asking Price: £520,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A stylish two bedroom, two bathroom apartment spanning an impressive 856 square feet (approx.). Situated on the fourth floor, this apartment boasts from a custom designed kitchen with slimline laminate worktops, feature tile splashback and integrated appliances. The apartment has wood-effect flooring to the hallway, kitchen and living space. The generously sized living room is flooded with natural light from its southernly aspect and access to a private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of a built in wardrobe and en-suite. The ensuite and family bathroom are stylishly designed and boast from tiled floors and wall, chrome taps and heated black towel rails.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.







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Property Features:

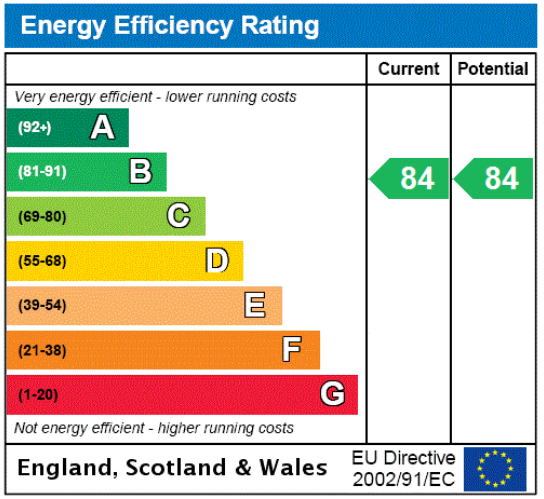
- Two Bedroom Stylish Apartment
- Two Bathrooms
- 856 Square Feet (Approx.)
- Fourth Floor
- South Facing
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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Fourth Floor
Total Gross Internal Area
79.5 Sq/m - 856 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.

Asking Price:	£520,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Review Period: 21 years Next Review: 01/06/2042 Next Increase: By RPI for the relevant year
Service Charge:	£3,744.00 (per annum) For the year of 2025
Anticipated Rent:	£2,200.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA230145

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