

Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £350,000

Benham & Reeves

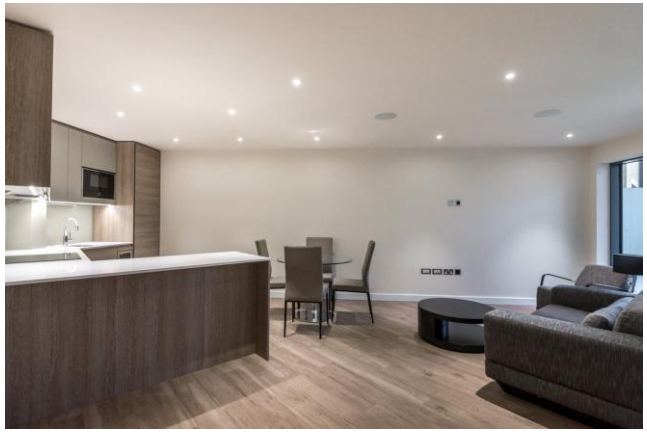
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2 Bedroom (s) 1 Bathroom (s) Leasehold

Spanning 699 square feet (approx.) is this stylish two bedroom, one bathroom Manhattan style apartment. Situated on the sixth floor and facing South East over the internal gardens the property boasts a custom designed kitchen with integrated appliances, reception room with access to the balcony and second bedroom is partitioned with sliding frosted glass panels with ample room for storage. Bedroom one is carpeted with room for wardrobes and the three piece family bathroom is stylishly fitted with Villery & 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.







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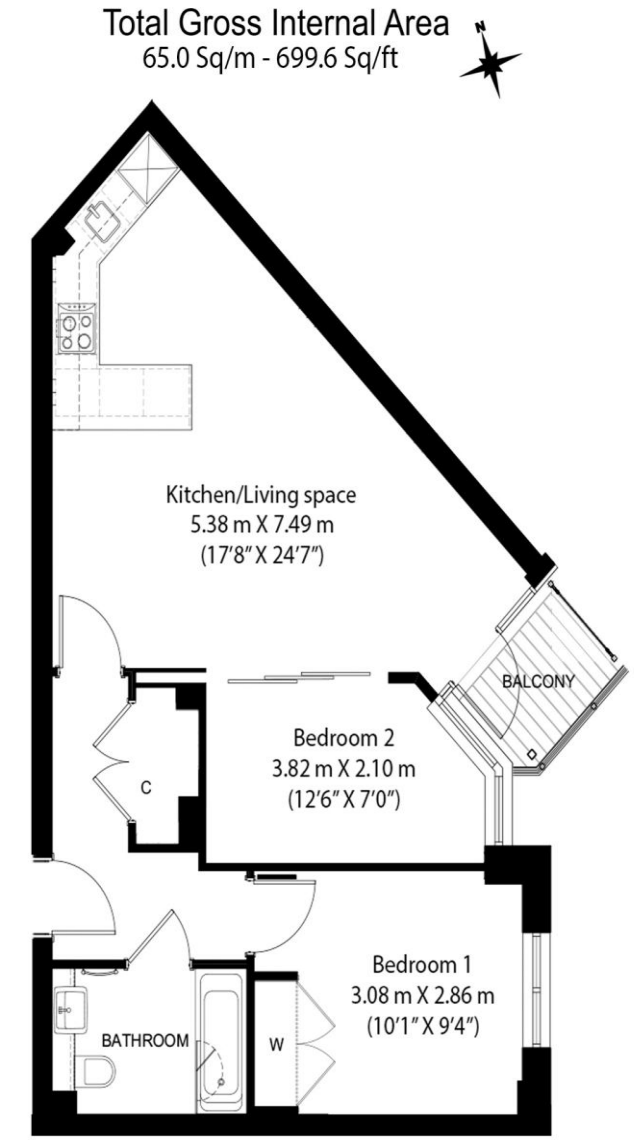


Property Features:

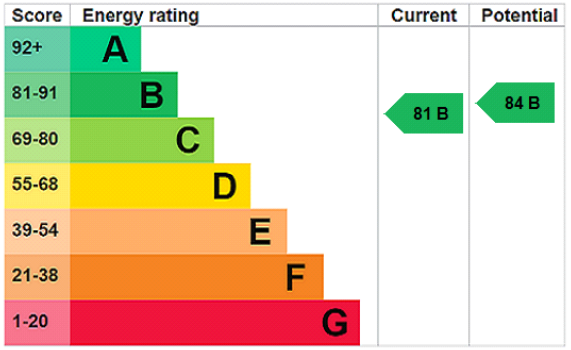
- Two Bedroom Manhattan Apartment
- Sixth Floor
- One Bathroom
- 699 Square Feet (Approx)
- South East Aspect
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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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:	£350,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£600.00 (per annum) Review Period: 20 years Next Review: 2045 Next Increase: 100%
Service Charge:	£3,022.20 approx. (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 7.2% Yield

Viewings:

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

Our reference: BEA230285

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