

Aerodrome Road, Beaufort Park, Colindale, NW9

Asking Price: £375,000

Benham & Reeves

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2 Bedroom (s) 1 Bathroom (s) Leasehold

Right To Park Included A modern two bedroom apartment situated in Eldon House, Beaufort Park. With ultimate privacy due to its fifth floor position and west-facing internal courtyard outlook, this apartment spans approximately 606 square feet and includes a large living/dining area leading out to private balcony, as well as a sleek finished fitted kitchen with integrated Neff appliances such as hob, oven, fridge/freezer, dishwasher and a wine-cooler.

This well-presented apartment offers two generously sized bedrooms with a dedicated wardrobe area in the principal bedroom, including a modern tile finish three-piece family bathroom across the hallway. This property also includes electric heating, on-ceiling speaker system and a video-entry system.

North West London's most exciting new destination, created by developer 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 residents' gym, swimming pool and spa, estate security, landscaped communal areas and gated secure parking (all of which are covered by the property's service charge). The development also includes 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 services.





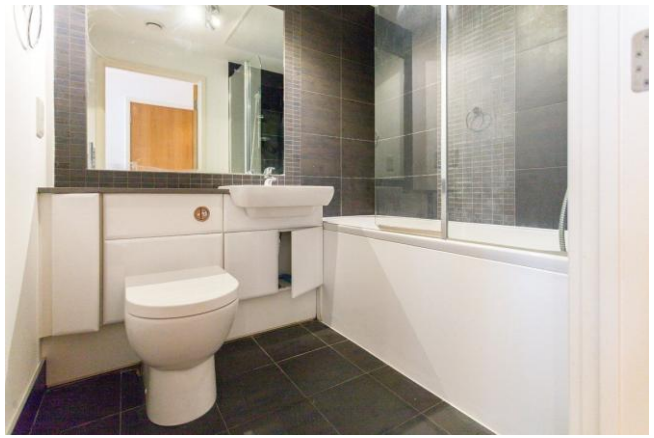


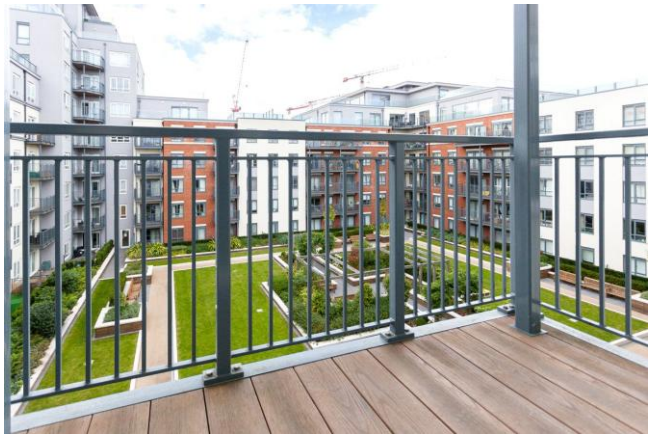
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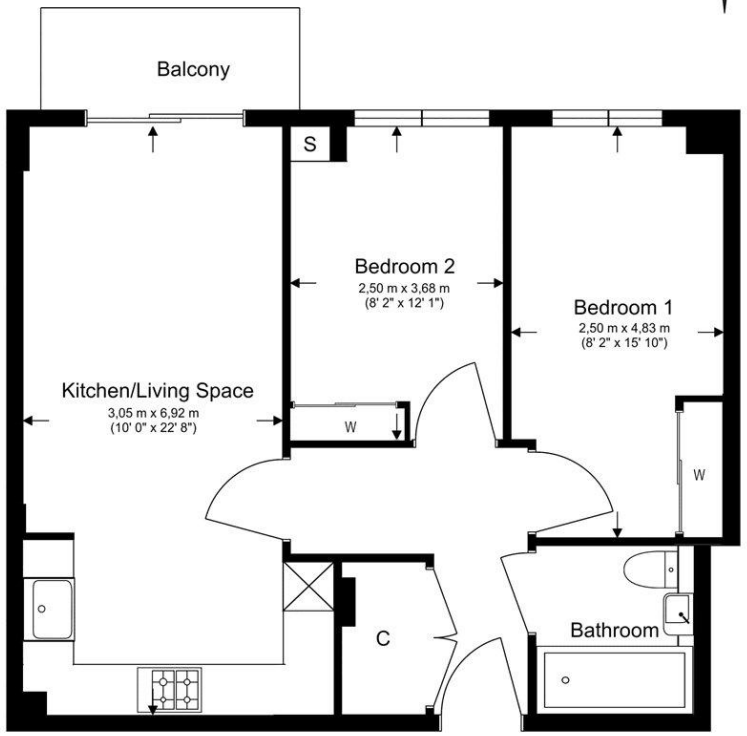


Property Features:

- Right To Park Included
- Stylish Two Bedroom Apartment
- One Bathroom
- Fifth Floor
- 606 Square Feet (Approx.)
- Private West facing Balcony Overlooking Internal Gardens
- Colindale Tube Station (Northern Line)
- Residents Estate Management, Gym, Swimming Pool & Spa

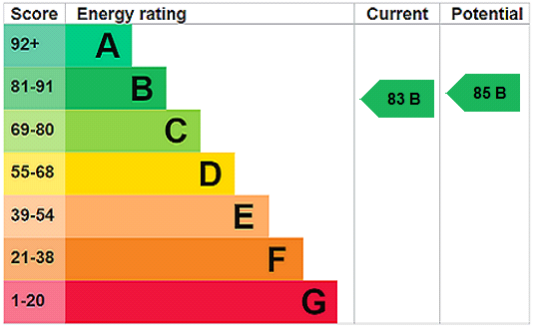
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Total Gross Internal Area
56.3 Sq/m - 606 Sq/ft



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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:	£375,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 20 years Next: 2045 Increase: 100%
Service Charge:	£3,931.34 (per annum) For the year of 2026
Anticipated Rent:	£1,890.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA250279

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W: www.benhams.com

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