

Boulevard Drive, Beaufort Park, Colindale, NW9

Asking Price: £350,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Spanning approximately 784 square feet, this modern two bedroom, two bathroom apartment is located in Amelia House on the second floor. The apartment features an open plan living and dining area, a fully fitted kitchen with integrated appliances, and two private terraces with dual aspect views over the landscaped gardens and Boulevard Drive. This property also includes two generously sized bedrooms, including an en-suite within the primary bedroom, while the three-piece family bathroom is conveniently located off the hallway. The property also offers ample storage space and is neutrally decorated throughout, creating a bright and versatile home. Further benefits include a secure underground parking space.

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, providing fast transport into London.







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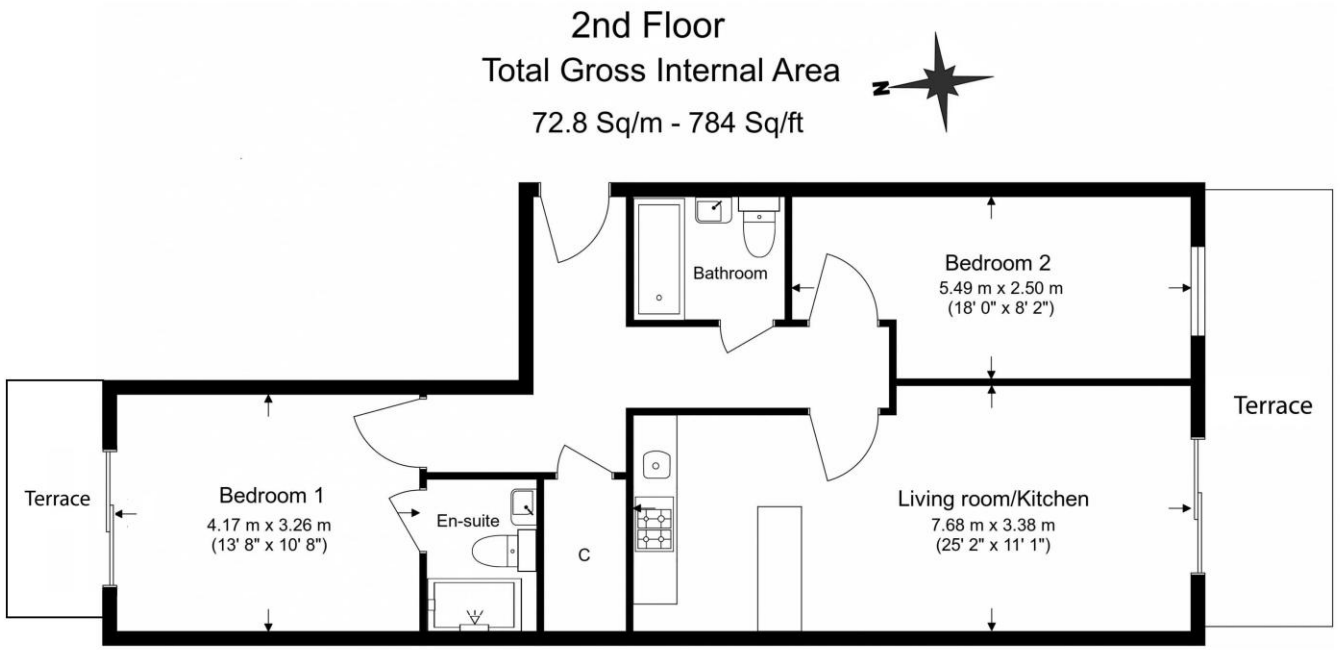




Property Features:

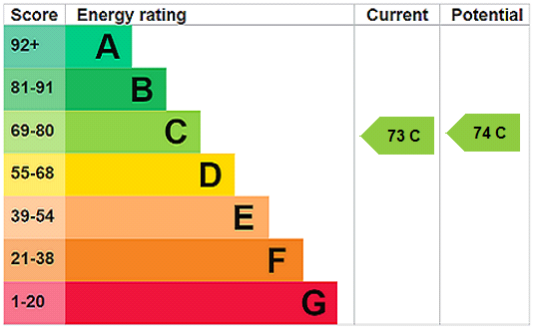
- Secure Car Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 784 Square Feet (Approx)
- 24 Hour Estate Management
- Resident's Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

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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:	£650.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Next Increase: 100%
Service Charge:	£4,014.30 (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.9% Yield

Viewings:

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

Our reference: BEA260066

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