



Offers over £199,995  
Boulevard Drive, Beaufort Park



0

Bedroom



1

Bathroom

211 Edgware Rd, London, NW9 6LP |  
[colindale@warrenbradleystates.co.uk](mailto:colindale@warrenbradleystates.co.uk)

020 8200 7007





Offers over £199,995  
Boulevard Drive, Beaufort Park





We are pleased to offer for sale this spacious studio apartment with direct access to its own private patio as well as the landscaped communal gardens.

Internally the apartment has been cleverly designed to maximise living space with a built-in folding double Murphy bed, a fully fitted kitchen which features an under the counter fridge, integrated washing machine, oven and microwave. There is also a tiled shower room.

Located within the popular Beaufort Park Development, owners of this property benefit from membership to the on-site fitness facilities including fully equipped gym, indoor swimming pool and jacuzzi. There are also numerous shops and restaurants within the development and Colindale Underground station is only a short stroll away. The apartment also comes with a secure underground parking space.

An ideal purchase for first time buyers or rental investors alike as the flat is being sold chain free with a long lease (984 Years remaining).

**Studio Area** *7.30m x 3.90m (23' 11" x 12' 10")*

**Patio Area** *3.90m x 2.10m (12' 10" x 6' 11")*

**Shower Room** *2.50m x 1.60m (8' 2" x 5' 3")*

### **Parking Space**

Parking Space within the residents secure car park.

### **Leasehold**

999 Years from 2009 (984 years remaining) - As Advised by the Vendor

### **Service Charge**

£2000 Per Annum - As Advised by the Vendor

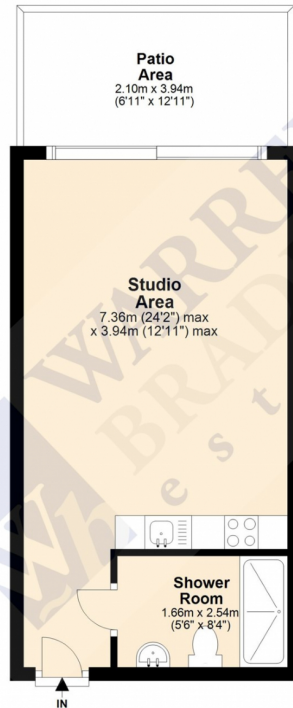
### **Ground Rent**

£150 per annum (Doubling every 25 years for the first 100 years of the lease) - As Advised by the Vendor



### Amelia House

Approx. 29.2 sq. metres (314.0 sq. feet)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: 11 Boulevard Drive, NW9

