

Asking Price £400,000
Boulevard Drive, Beaufort Park



 2
Bedrooms

 1
Bathroom

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Warren Bradley Estates are pleased to offer for sale this 2 bedroom apartment offered in fantastic condition, located in Beaufort Park. Situated on the 4th floor and benefitting from a south facing large lounge with an open plan modern kitchen/diner and a balcony. There are two double bedrooms, a modern bathroom, utility cupboard, real wood flooring in the hallway and kitchen/diner. This particular apartment comes with a secure parking space and access to all communal facilities including the residents Spa, Gym and Swimming Pool. In addition to these all residents of Beaufort Park benefit from landscaped communal gardens, numerous shops and restaurants, 24/7 concierge and close access to Colindale Underground station as well as many other local amenities. Offered chain free.

Entrance Hall 4.00m x 3.00m (13' 1" x 9' 10")

Reception/Kitchen Diner 7.50m x 4.10m (24' 7" x 13' 5")

Balcony 3.50m x 1.10m (11' 6" x 3' 7")

Bedroom 1 4.10m x 2.40m (13' 5" x 7' 10")

Bedroom 2 4.20m x 1.90m (13' 9" x 6' 3")

Bathroom 1.90m x 1.90m (6' 3" x 6' 3")

Utility Cupboard 1.70m x 0.80m (5' 7" x 2' 7")

Parking
Parking in the secure residents car park

Service Charge
£3300.00 Per Annum - As advised by the Vendor

Ground Rent

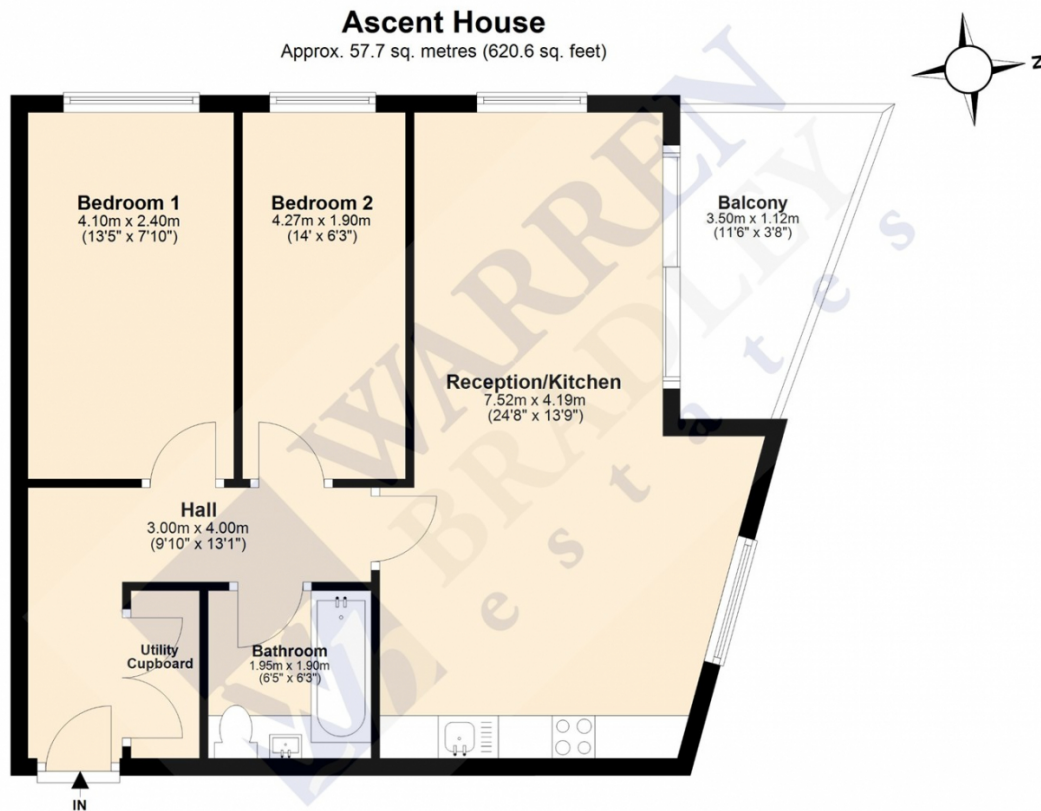
£300.00 Per Annum - As advised by the Vendor

Leasehold

979 Years Remaining - As advised by the Vendor



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Total area: approx. 57.7 sq. metres (620.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

