



## Claremont House, Aerodrome Road, London, NW9 5NW

**£480 Per Week**

A 2 BED 2 BATH APARTMENT OVERLOOKING THE INTERNAL GARDENS IN THE SOUGHT AFTER BEAUFORT PARK DEVELOPMENT.

The apartment is bright and spacious and comprises an open plan reception room with modern fully fitted kitchen to one end and access to the XX facing balcony to the other. The master bedroom has ample built in storage and its own en-suite shower room, the second bedroom is also a double and has use of the family bathroom located across the hallway.

Residents benefit from an on-site supermarket, restaurants, dentists and beauticians as well as a gym, spa and swimming pool

Colindale Station is under 5 mins walk away\*\*

\*\*We understand that Colindale station is currently shut for improvements works until Dec 24 and a replacement bus service is running to Hendon Central Station during these works.

- BEAUFORT PARK NW9
- BALCONY OVERLOOKING INTERNAL GARDENS
- ON-SITE SUPERMARKET, RESTAURANTS & BEAUTICIANS
- CCTV AND CONCIERGE
- 2 DOUBLE BEDROOM APARTMENT
- RESIDENTS GYM, POOL AND SPA
- LOVELY COMMUNAL GARDENS
- 2 BATHS
- 5 MINS WALK TO COLINDALE STATION\*\*
- FURNISHED AND AVAILABLE NOW

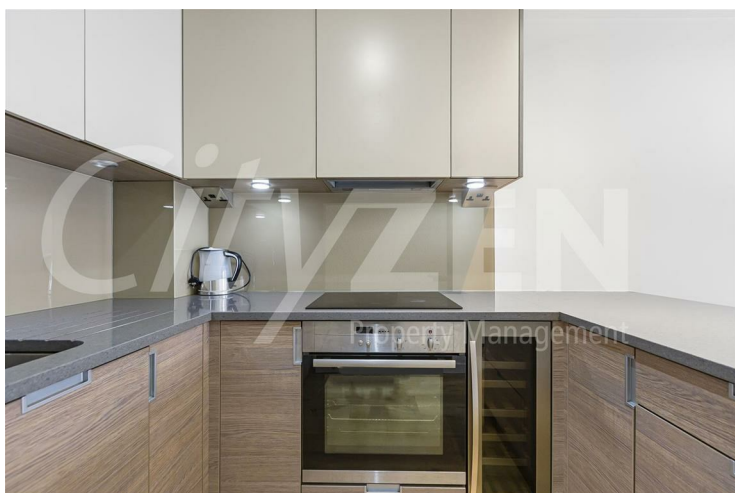
**Claremont House, Aerodrome Road, London, NW9 5NW**



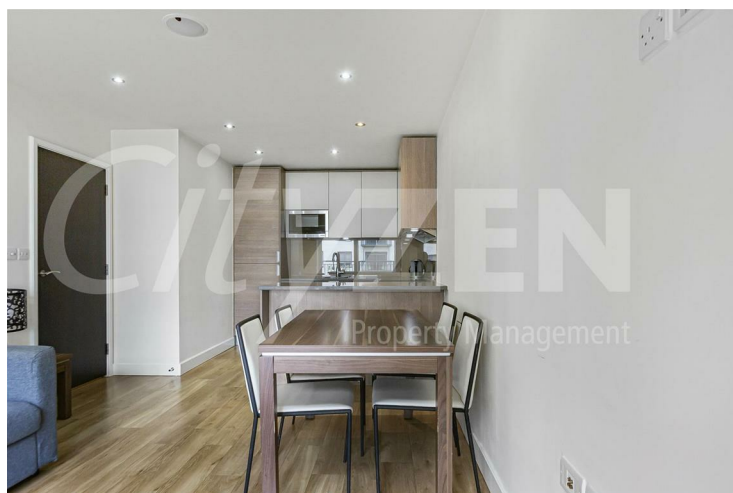
**KITCHEN**



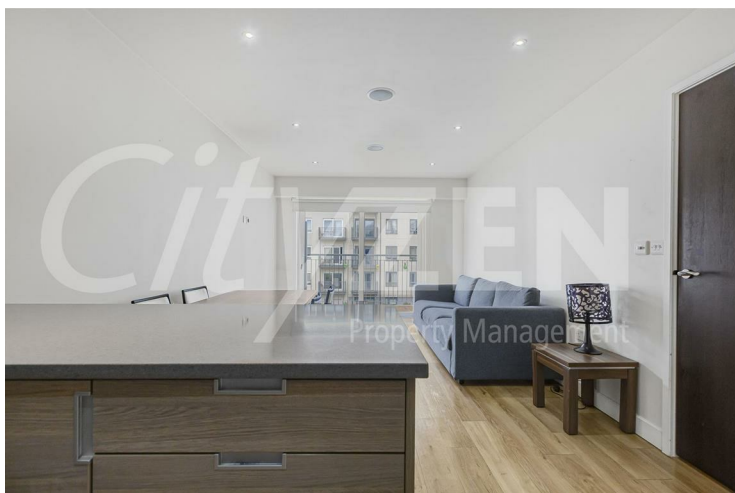
**RECEPTION**



**KITCHEN**



**RECEPTION**



**RECEPTION**



**RECEPTION**

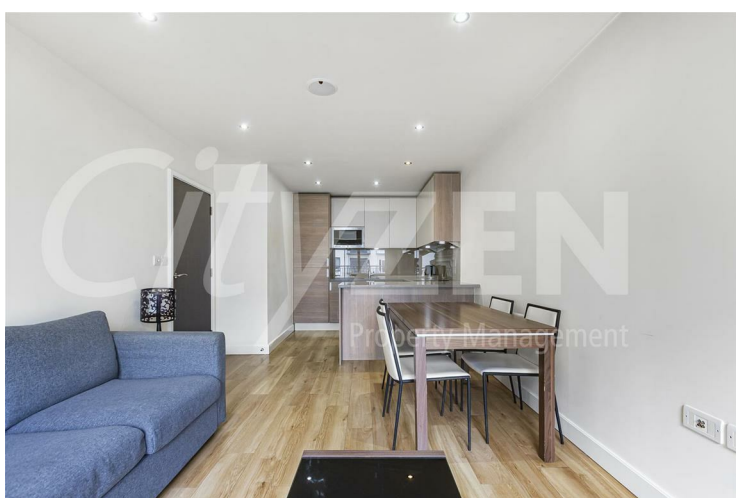
**Claremont House, Aerodrome Road, London, NW9 5NW**



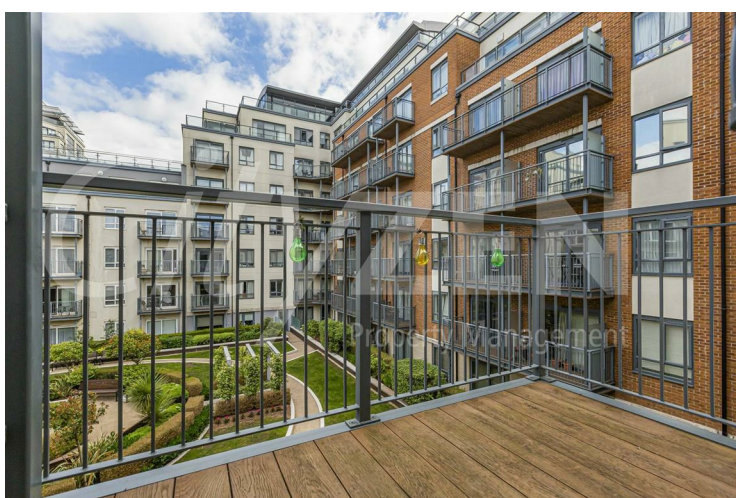
**RECEPTION**



**KITCHEN**



**RECEPTION**



**BALCONY**



**RECEPTION**



**VIEW FROM BALCONY**

# Claremont House, Aerodrome Road, London, NW9 5NW



VIEW FROM BALCONY



BEDROOM



VIEW FROM BALCONY



BEDROOM



HALLWAY



BEDROOM

**Claremont House, Aerodrome Road, London, NW9 5NW**



**BEDROOM**



**COMM HALLWAY**



**EN-SUITE**



**COMM HALLWAY**



**BATHROOM**



**LIFTS TO ALL FLOORS**

# Claremont House, Aerodrome Road, London, NW9 5NW



COMM HALLWAY



CLAREMONT HOUSE

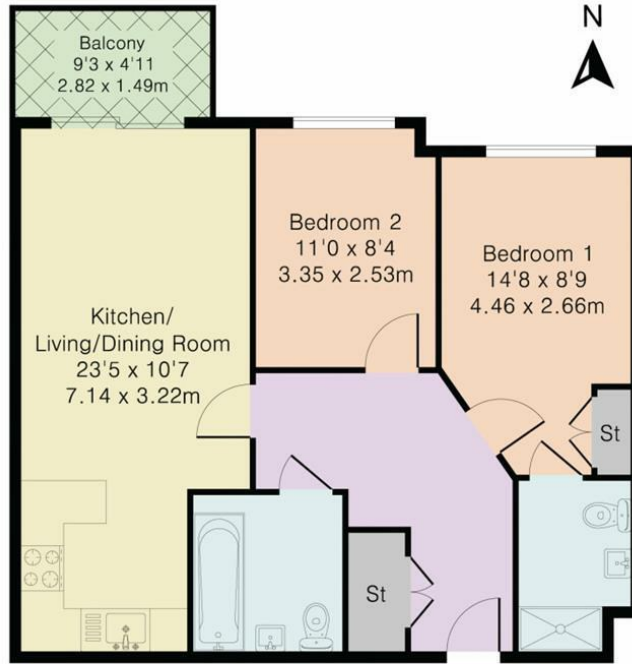


CLAREMONT HOUSE



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Approximate Gross Internal Area 661 sq ft – 62 sq m



4th Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	77
(69-80) <b>C</b>		
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.