



Empire House East Drive

Colindale | London | NW9 5ZG

£295,000

 greenstone
fisher

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A stunning apartment in this contemporary and well-located block offering excellent amenities including a swimming pool, gym and spa.

This bright property features a private balcony, a well-planned living space, and is finished to a very high standard.

Bright, open planned, well-designed layout arranged on the second floor with lift.

Beaufort Park is very well located and offers a selection of cafes, convenience stores, as well as an on-site gym, spa and swimming pool.

EPC - B

Service charge £2126

Leasehold 999 years from 2005

Barnet Council Band C - £1,809.34 pa

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- Contemporary development
- Bright open plan living
- 2nd floor with lift
- Private balcony
- Swimming Pool & Gym
- 979 year lease



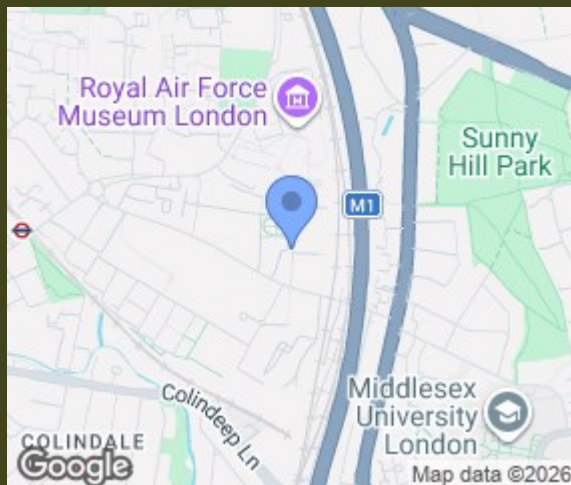
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Leasehold

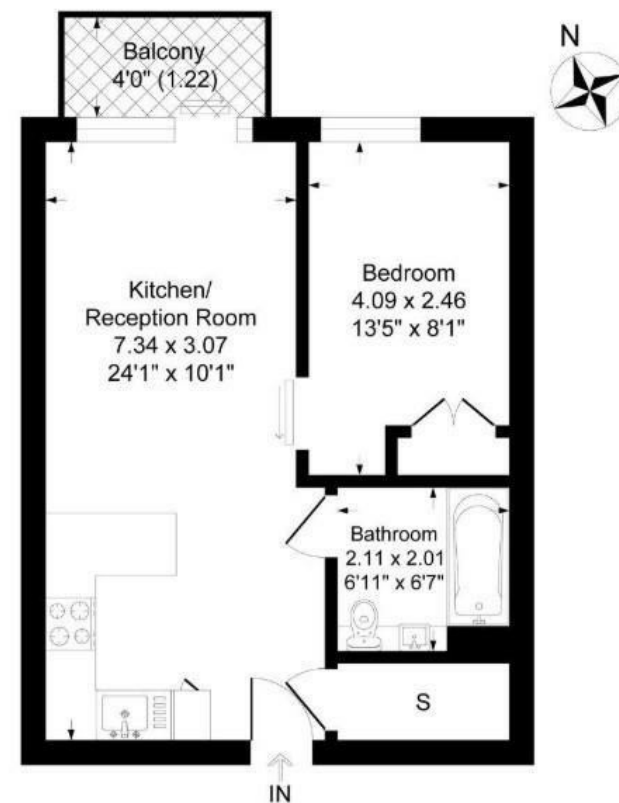
Council Tax Band

EPC Rating B

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

Empire House, 6 East Drive, NW9

Approximate Gross Internal Floor Area = 41.7 sq m / 450 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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