



## Carleton House, Boulevard Drive, NW9,

A beautifully presented studio apartment set within a modern and well-maintained development, offering bright, contemporary living with the added benefit of a private balcony, secure underground parking and exclusive residents' leisure facilities.

The apartment features a spacious open-plan living and sleeping area, complemented by a stylish fitted kitchen with integrated appliances and ample storage. Large doors lead directly onto the private balcony, providing an ideal outdoor space to relax or enjoy a morning coffee. A modern bathroom and generous storage complete this well-designed home.

Residents of the development benefit from access to an on-site gym and spa, providing a fantastic lifestyle opportunity alongside beautifully maintained communal areas.

Perfectly suited to first-time buyers, investors or those seeking a London pied-à-terre, the property offers a superb combination of comfort, convenience and modern living.

Ideally located within easy reach of local shops, cafés, supermarkets and excellent transport links, including Colindale Underground Station (Northern Line), providing direct access into Central London.

£250,000



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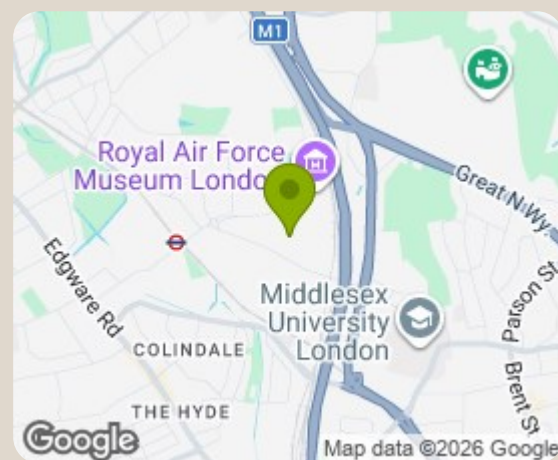
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- Modern Studio Apartment
- Private Balcony
- Excellent First-Time Buy Or Investment
- Residents' Gym & Spa Facilities
- Bright Open-Plan Living Space
- Stylish Bathroom
- Close To Local Shops & Amenities
- Contemporary Fitted Kitchen
- Well-Maintained Development
- Secure Underground Parking



Floor plan

Local area map



Energy efficiency

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 86      | 86        |
| EU Directive 2002/91/EC                     |         |           |

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## Book a viewing

Please call **020 8959 0011** to arrange a viewing appointment for this property or if you require further information.

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