

## ELLYSON HOUSE

LONDON, NW9

£2,150 PER MONTH

PMP International is pleased to present this well-appointed two-bedroom apartment in the highly regarded Beaufort Park development.

The property features a bright, contemporary open-plan living and dining area, thoughtfully designed to maximise space and natural light, with direct access to a private balcony – ideal for relaxing or entertaining. The modern kitchen is finished to a high specification, and both bedrooms are generously sized, offering comfortable and versatile accommodation.

Residents of Beaufort Park benefit from excellent on-site facilities, including a fully equipped gym, swimming pool and spa, as well as a 24-hour concierge service providing both convenience and security.

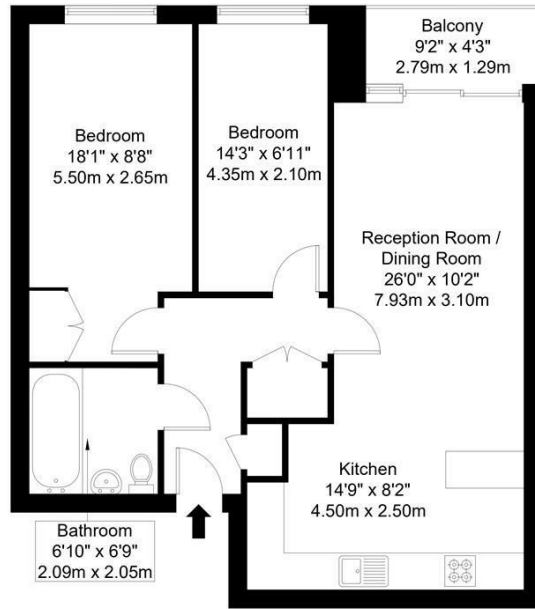
For day-to-day essentials, a Sainsbury's Local is located adjacent to the development, while Central Colindale is just a short walk away, offering a wide range of shops, cafés, restaurants and other amenities.

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# East Drive, NW9 5ZF



Approx Gross Internal Area = 64.44 sq m / 694 sq ft  
 Balcony = 3.60 sq m / 39 sq ft  
 Total = 68.04 sq m / 733 sq ft

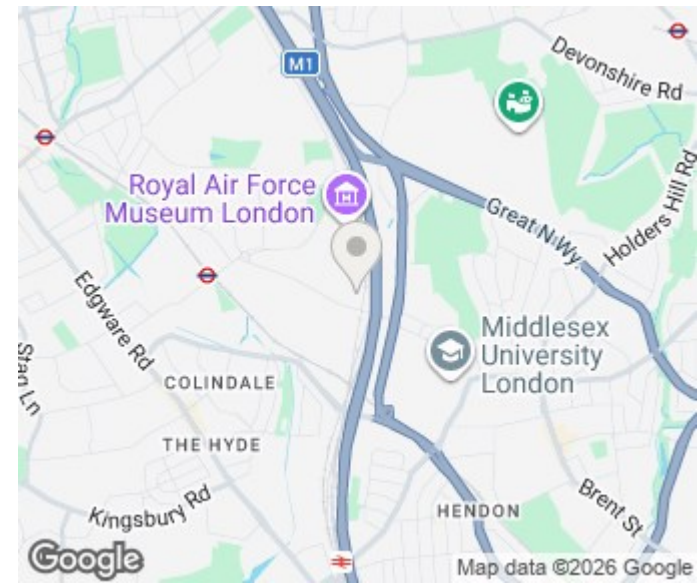


Fifth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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