



Aerodrome Road, Beaufort Park, NW9

Asking Price: £300,000

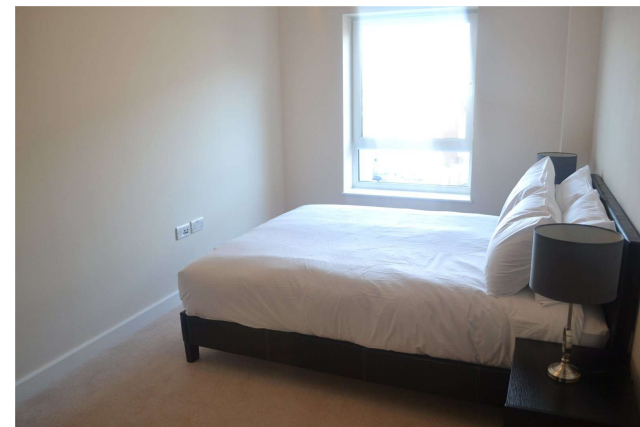
 Benham
& Reeves

Aerodrome Road, Beaufort Park, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A larger than average one bedroom, one bathroom modern apartment situated on the second floor of Chapman House in the highly sought-after Beaufort Park development in Colindale. The apartment spans a generous 606 square feet (Approx.) and is flooded with sunlight due to its southern aspect and direct access to a large private balcony. The property boasts a custom designed kitchen with integrated appliances, a stylish three piece bathroom suite, a carpeted double bedroom and ample storage.

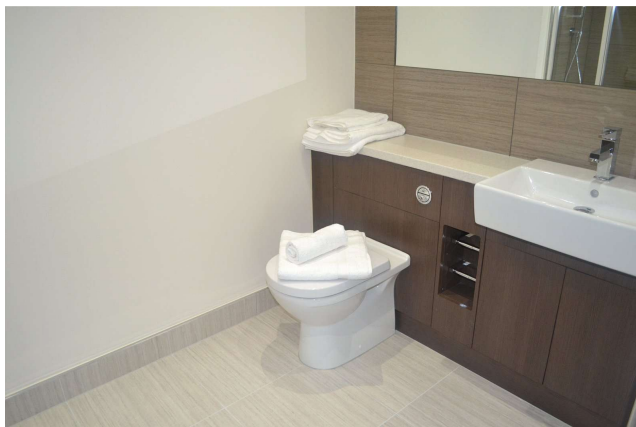
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being within walking distance to Colindale Underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube.





Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- 606 Square Feet (Approx.)
- Second Floor
- Private South West Facing Balcony
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line, Zone 4)
- Secure Right To Park Included



2nd Floor Total Gross Internal Area 56.3 Sq/m - 606 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 06/08/3022 Approximately 997 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2025
Service Charge:	£2,500.00 (per annum) Estimated Charge For the year of 2025
Anticipated Rent:	£1,700.00 pcm Approx. 6.8% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA250191

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

