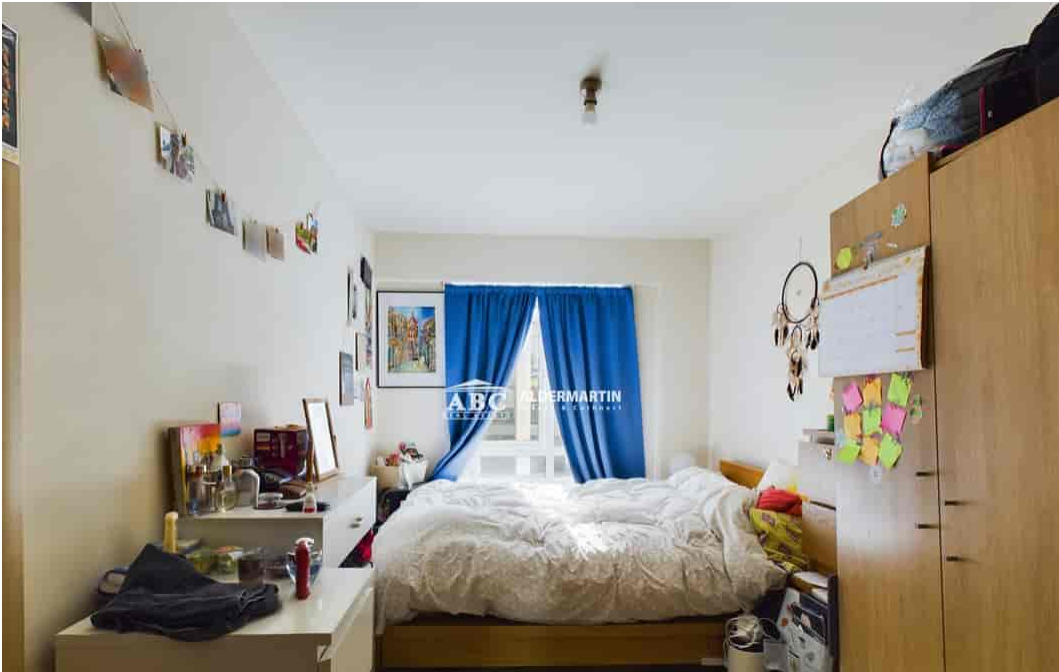
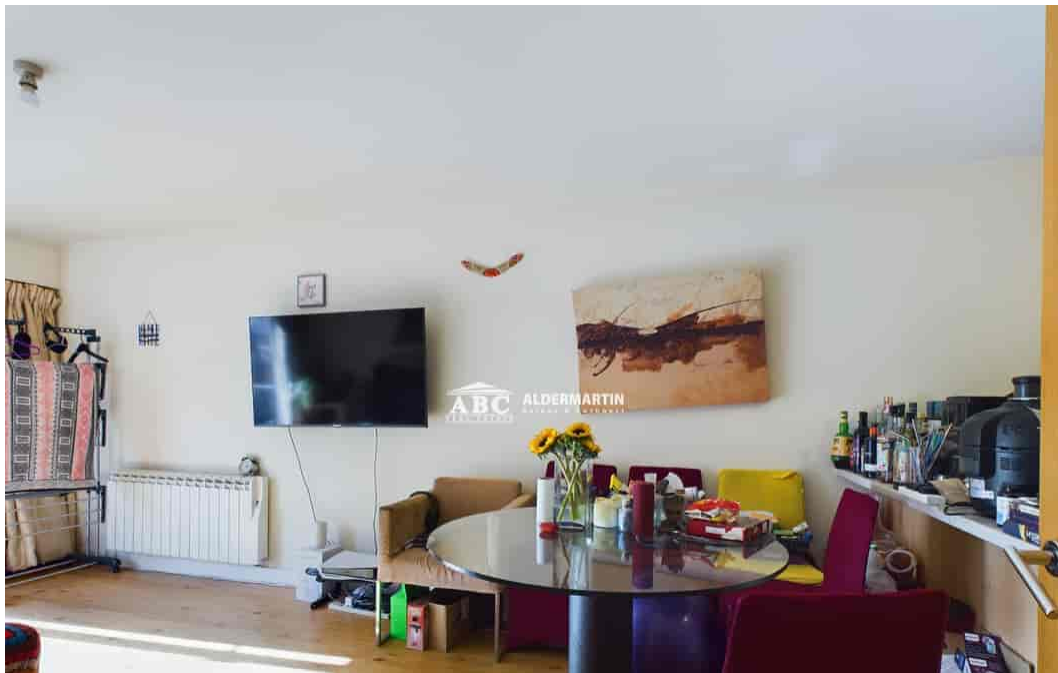
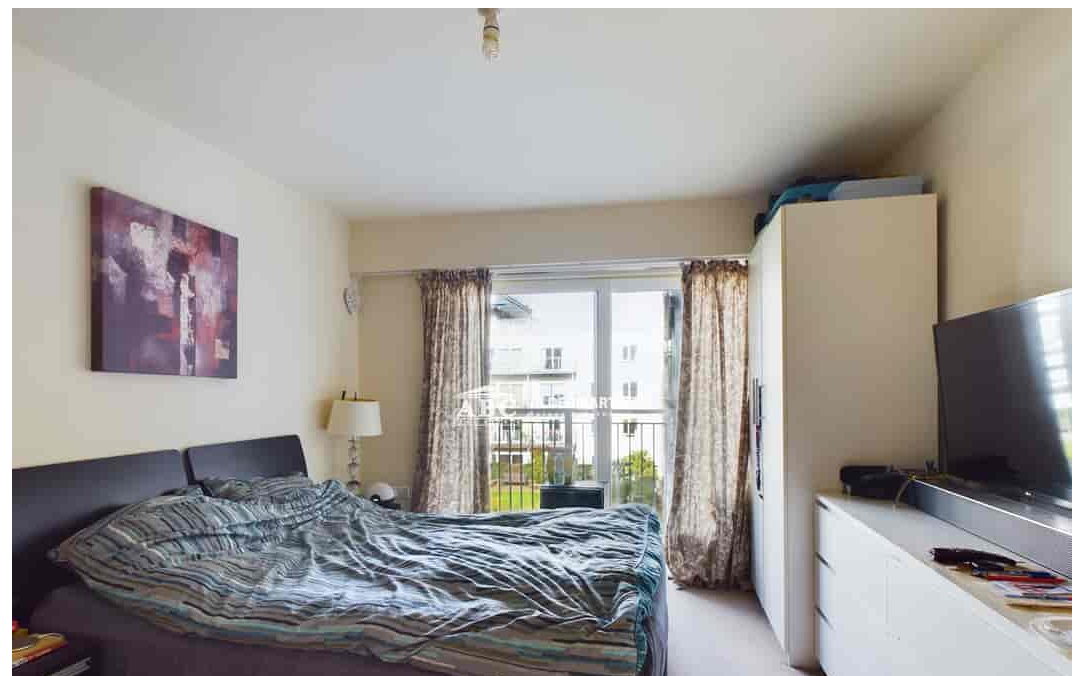




Amelia House, Boulevard Drive, Colindale. NW9 5JP

**£545,000
Leasehold**

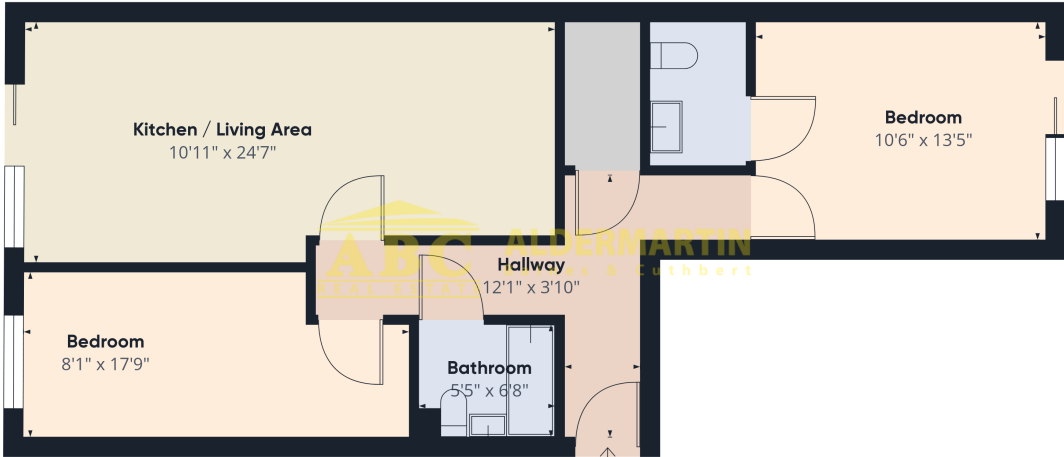




- EPC RATING "B" - COUNCIL TAX BAND D
- TWO BALCONIES
- LIFT

- TWO DOUBLE BEDROOMS
- BRILLIANT LOCATION
- MINI-VILLAGE LOCATION

- TWO BATHROOMS
- PARKING



Approximate total area⁽¹⁾
737 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure the information is correct, we do not warrant its accuracy and we are not responsible for any errors or omissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This exclusive fourth floor flat is situated in Beaufort Park which is situated in a modern mini-village environment, is one of the most popular locations in north-west London, providing everything one could possibly need right on the doorstep, including SHOPS - TRANSPORT - GYMNASIUM - RESTAURANTS - BARS.

The accommodation comprises two double bedrooms, an en-suite to the main bedroom, a further bathroom, a large fitted kitchen diner, two balconies, parking, and plenty of storage.

Lease: 999 years from 2019. Service Charges: £2,200 per year. Ground Rent: £325 per year.



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