

East Drive, Beaufort Park, Colindale, NW9

Asking Price: £565,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

A bright and spacious three-bedroom, two-bathroom apartment on the ninth floor of Envoy House, within the highly sought-after Beaufort Park development. Recently refurbished throughout, the owner has upgraded the entire home with brand-new wood flooring, offering a stylish and easy-to-maintain finish. Spanning approximately 1,097 sq ft, the property features three double bedrooms, including a very spacious master bedroom that can comfortably accommodate a super king-size bed, complete with ensuite shower room and access to an east-facing balcony shared with the third bedroom. The large kitchen and dining area is flooded with natural light and enjoys views towards Sunny Hill Park, opening onto a south-facing balcony — perfect for relaxing or entertaining.

Additional benefits include secure underground parking, residents' facilities, landscaped gardens, and excellent local amenities. Conveniently located near Colindale Station, this stylish home combines modern comfort, space, and convenience in one of North West London's most desirable developments.

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.

*In accordance with the Estate Agency Act 1979, we must inform you that a member of Benham and Reeves staff has an interest in this property.







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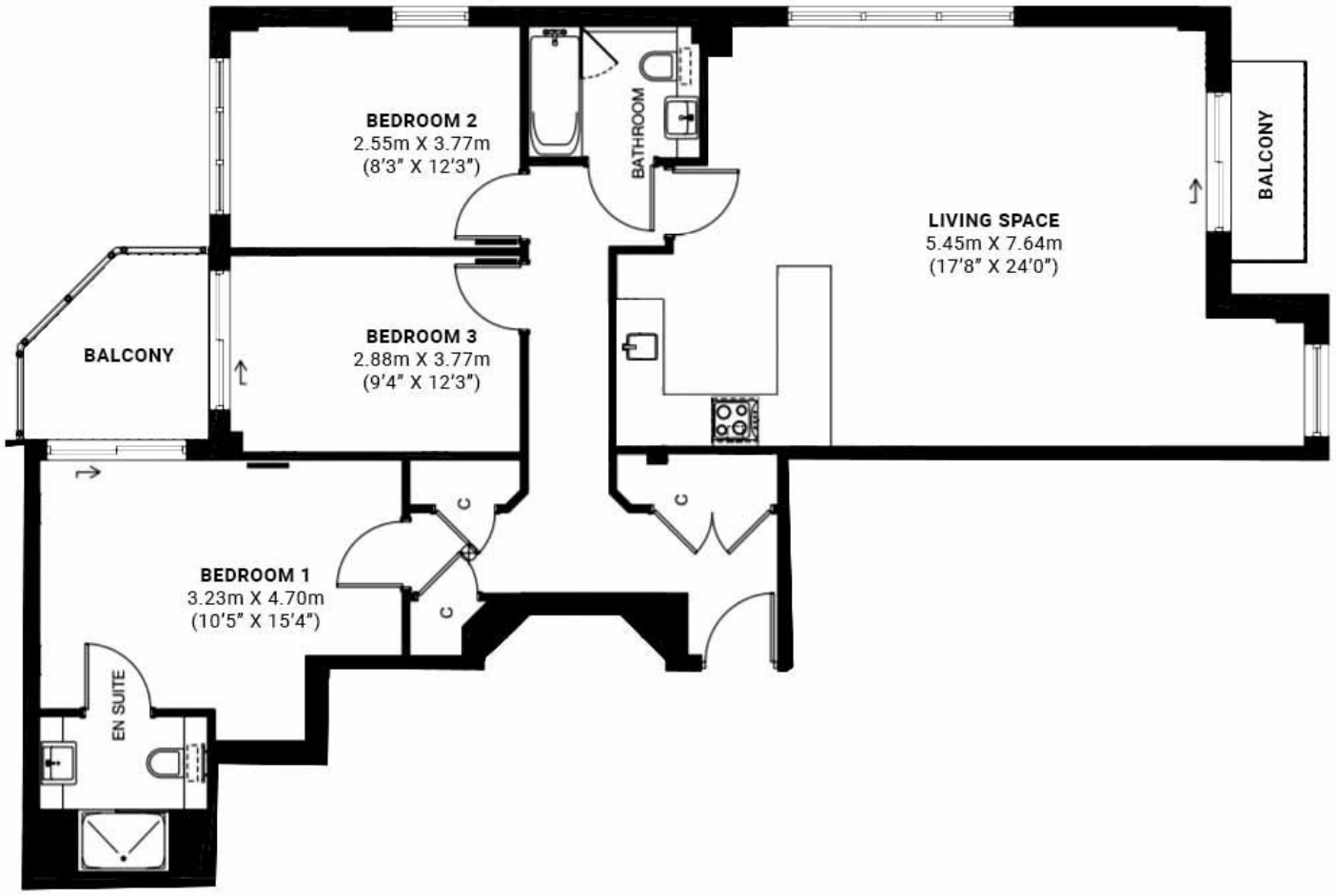



Property Features:

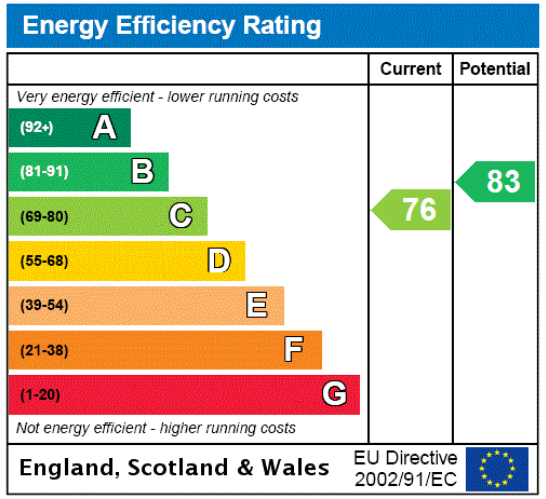
- Secure Parking Space Included
- Stylish Three Bedroom Apartment
- Circa. 1097 Square Feet
- Two Bathrooms
- Ninth Floor
- Two Balconies
- Colindale Tube Station (Zone 4)
- Residents Gym, Swimming Pool & Spa Facilities

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9th Floor
Total Gross Internal Area
102 Sq/m - 1097.8 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.



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Terms & Conditions:

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

Asking Price:	£565,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£750.00 (per annum) Next Review: 25/12/2045 Increase: 100%
Service Charge:	£5,987.08 (per annum) For the year of 2026
Anticipated Rent:	£3,000.00 pcm Approx. 6.4% Yield

Viewings:

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

Our reference: CHD250010

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E: beaufortpark.sales@benhams.com
W: www.benhams.com

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