

Caversham Road, Colindale, NW9

Price Reduced to: £780,000

Benham & Reeves

Caversham Road, Colindale, NW9

3 Bedroom (s) 3 Bathroom (s) Leasehold

Situated on the eighth floor of the prestigious Celeste House is this premier spec three bedroom apartment built up of an impressive circa. 1403 square feet. This luxurious apartment boasts from a custom designed kitchen with back painted glass splashbacks and is fully integrated with Siemens appliances. The open planned living room is well lit from its south facing aspect and has access to a large private balcony offering far reaching views. All three well sized bedrooms are carpeted with bedroom one and two benefiting from built in wardrobes. Bedroom one has the further luxury of a ensuite shower room, the en-suite and family bathroom benefit from enlarged feature wall tiles, Vado chrome finished mixer set to shower enclosure and a feature mirrored vanity cabinet.

The apartment is upgraded to St Georges Premier Spec which includes the luxury of comfort cooling to living space and bedrooms, flush finished veneer internal doors with clear glazed panel to living space, engineered timber flooring to living space, kitchen and hallway, under floor heated tiling to bathroom and En-Suite, and SONOS audio system throughout the apartment.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.







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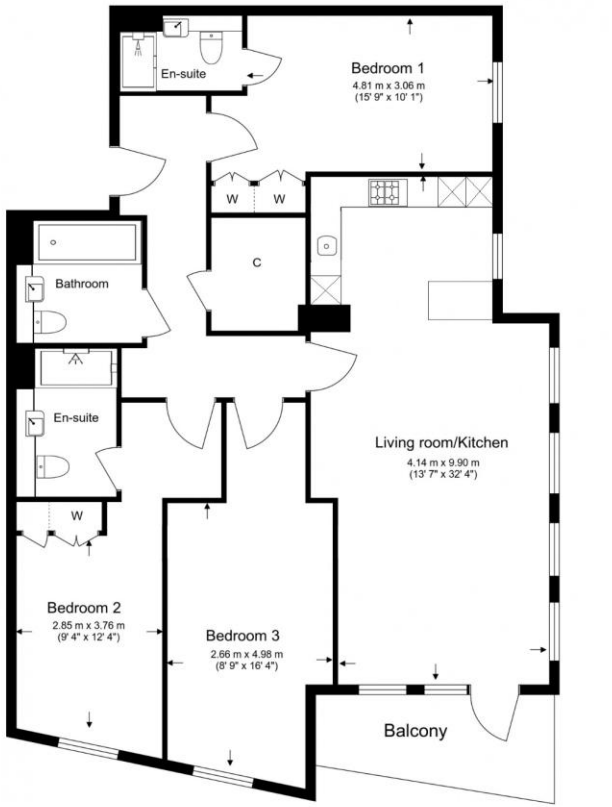



Property Features:

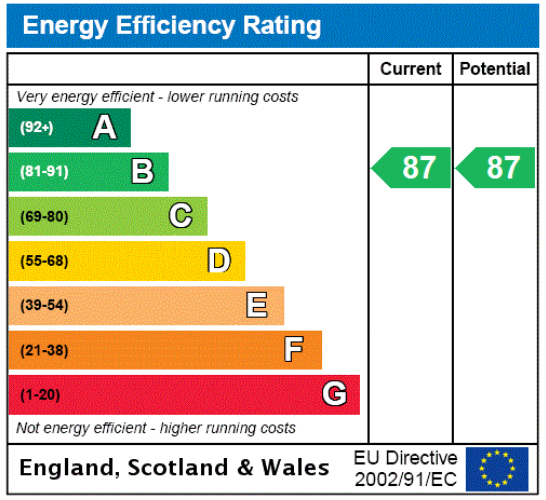
- Premier Spec Three Bedroom Apartment
- Three Bathrooms
- Circa. 1403 Square Feet
- Secure Underground Parking
- Eighth Floor
- South Facing Private Balcony
- Colindale Tube Station (Northern Line)
- Residents Only Gym, Swimming Pool & Spa

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Total Gross Internal Area
130.3 Sq/m - 1,403 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.

Price Reduced to:	£780,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£750.00 (per annum) For the year of 2025 Next review: 2041 Next increase: In line with RPI for the relevant year
Service Charge:	£7,988.30 approx. (per annum) For the year of 2026
Anticipated Rent:	£3,000.00 pcm Approx. 4.6% Yield

Viewings:

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

Our reference: BEA240210

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