



## **11 Boulevard Drive, London, NW9 5JQ**

**£380 Per Week**

A 4TH FLOOR ONE BEDROOM APARTMENT LOCATED IN THE SOUGHT AFTER BEAUFORT PARK DEVELOPMENT IN COLINDALE

This apartment enjoys Easterly views over the gardens and is well furnished throughout. Beaufort Park offers residents excellent transport from the nearby Colindale station (Zone 4) and has a host of on site amenities including a supermarket, restaurants & shops

Residents also have exclusive access to the pool, spa & gym as well as 24 hour concierge services.

AVAILABLE NOW  
FURNISHED

- AMELIA HOUSE NW9
- ON-SITE SHOPS, RESTAURANTS & SUPERMARKET
- EAST FACING BALCONY
- AVAILABLE NOW & FURNISHED
- PART OF THE SOUGHT AFTER BEAUFORT PARK DEVELOPMENT
- GYM, POOL, SPA & CONCIERGE
- AVAILABLE NOW
- WALK TO COLINDALE STATION (ZONE 4)
- 4TH FLOOR ONE BED APARTMENT
- VIEWS OVER GARDENS

11 Boulevard Drive, London, NW9 5JQ



RECEPTION



BEDROOM



KITCHEN



KITCHEN



AMELIA HOUSE



RECEPTION

# 11 Boulevard Drive, London, NW9 5JQ



BALCONY



AMELIA HOUSE



BALCONY



HALLWAY



VIEW FROM BALCONY



BATHROOM

**11 Boulevard Drive, London, NW9 5JQ**

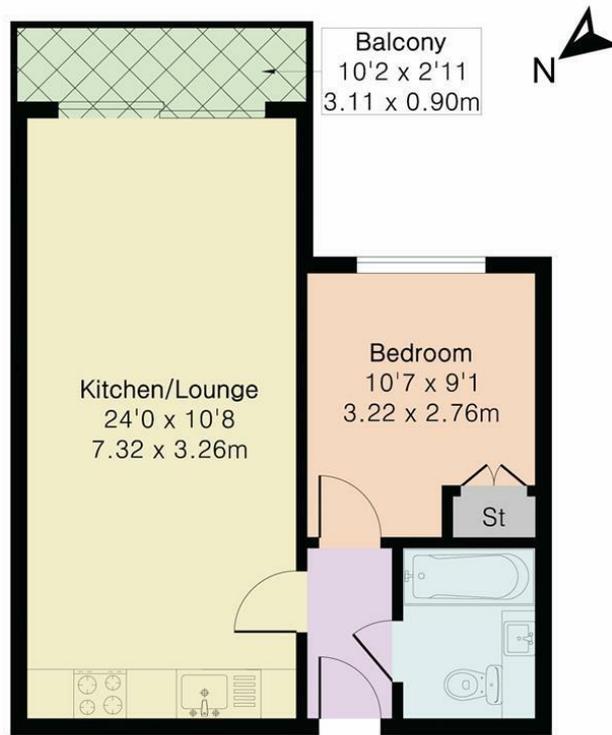


**BATHROOM**



**BEDROOM**

Approximate Gross Internal Area 426 sq ft - 40 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

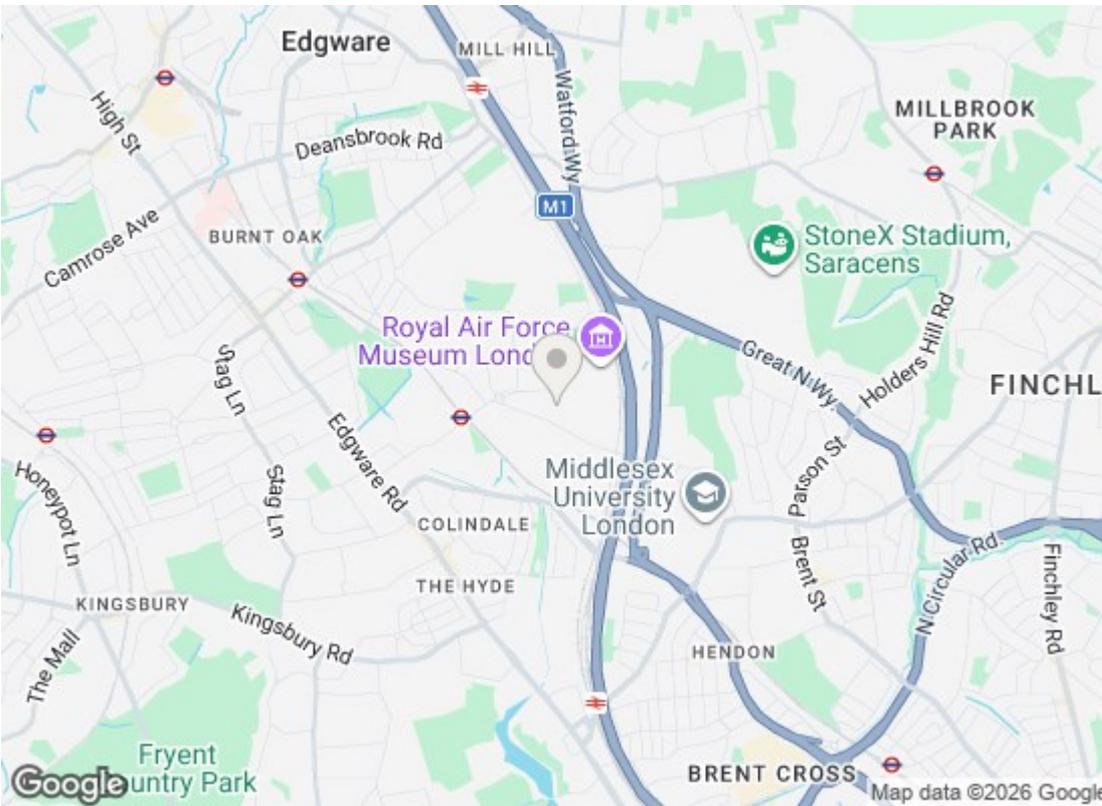
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.