



## Constantine House, Boulevard Drive, London, NW9

OIEO £500,000 *Leasehold*



An outstanding opportunity to acquire a two double bedroom apartment on the sixth floor of the prestigious Beaufort Park development. Perfect for professional commuters, first-time buyers, or investors, this immaculate home offers high specification living with minimal maintenance. The apartment features a bright and spacious open-plan living area with engineered wooden flooring, creating a seamless contemporary feel throughout.

### KEY FEATURES

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (EN-SUITE)
- ACCESS TO GYMNASIUM & POOL
- CLOSE TO COLINDALE TUBE STATION
- CHAIN FREE
- LONG LEASE
- BALCONY & LIFT



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The sleek modern kitchen includes a stylish island/breakfast bar, high-quality integrated appliances, and generous storage, flowing naturally into the dining and lounge area. There are two well-proportioned double bedrooms, each with fitted wardrobes for excellent storage, and two beautifully finished bathrooms, including a luxury en-suite to the principal bedroom with premium fixtures and contemporary tiling. A private balcony offers a peaceful outdoor space, while the rare benefit of a secure underground allocated parking space adds significant convenience and value. Residents of Beaufort Park enjoy an unparalleled lifestyle, with exclusive on-site amenities such as a spectacular health and fitness centre, complete with swimming pool and state-of-the-art gymnasium. The development is ideally located just 5 minutes' walk from Colindale Underground Station (Northern Line), providing swift links into central London. Beautifully landscaped gardens, shops, cafés, and restaurants further enhance the vibrant community feel.

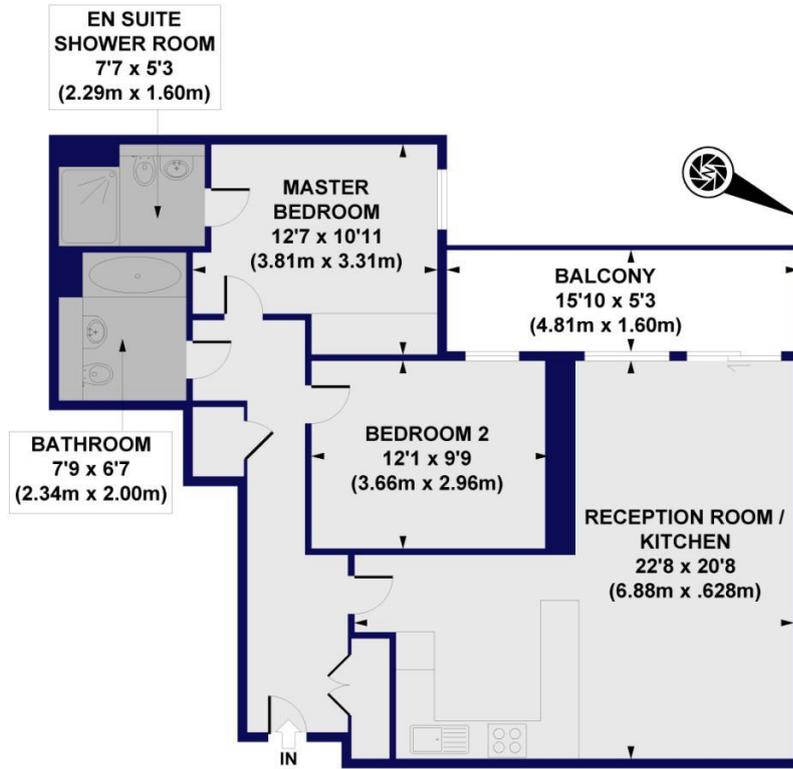




### MATERIAL INFO

- Tenure:** Leasehold
- Term:** Approx 979 year and 0 months
- Service Charge:** Approx £4068.3 per annum
- Ground Rent:** Approx £700 Annually
- Council Tax Band:** B
- EPC rating:** C

**Constantine House, NW9**  
 Approx. Gross Internal Floor Area 817 sq. ft / 75.86 sq. m



**SIXTH FLOOR**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



For more information, scan the QR code or visit the link below

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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, Scotland & Wales	EU Directive 2002/91/EC	

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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