



Flat 85, Amelia House, 11 Boulevard Drive

Offers Over £475,000

**JOSEPH SCOTT**



## Flat 85

### Amelia House, London

Joseph Scott Presents:

Chain Free!

A Wonderfully Presented Two Bedroom Apartment, Located Only 0.4 Miles From Colindale Station.

Walking into this delightful property, you are greeted with a spacious lounge and open plan eat-in kitchen, separated only by the breakfast bar, stylistically arranged and complete with direct access to walk out onto the rear balcony.

The south facing balcony allows for full views of the quiet surroundings and scenic views.

This property also comprises of two double bedrooms, one complete with an en suite and both with integrated wardrobes.

Perks include the additional family bathroom and ample storage points dotted around the apartment.

Tenure - Circa 980 Years Remaining

Service Charge - Approx £4600 Per Year

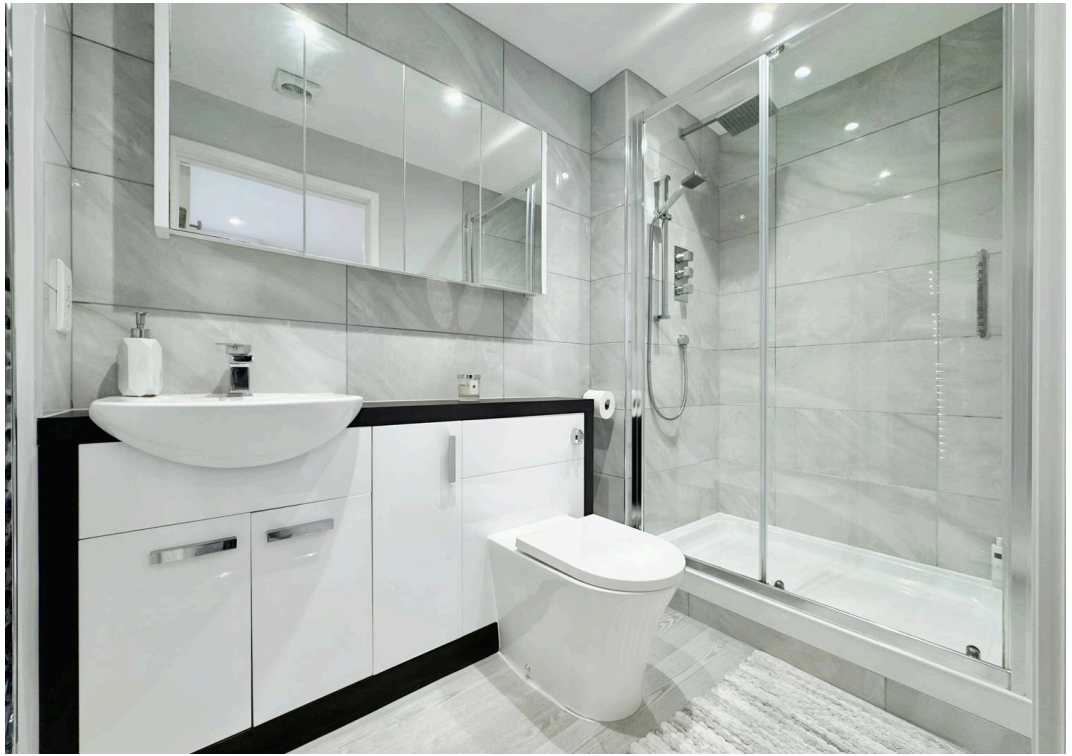
Ground Rent - Approx £325 Per Year

Council Tax band: TBD

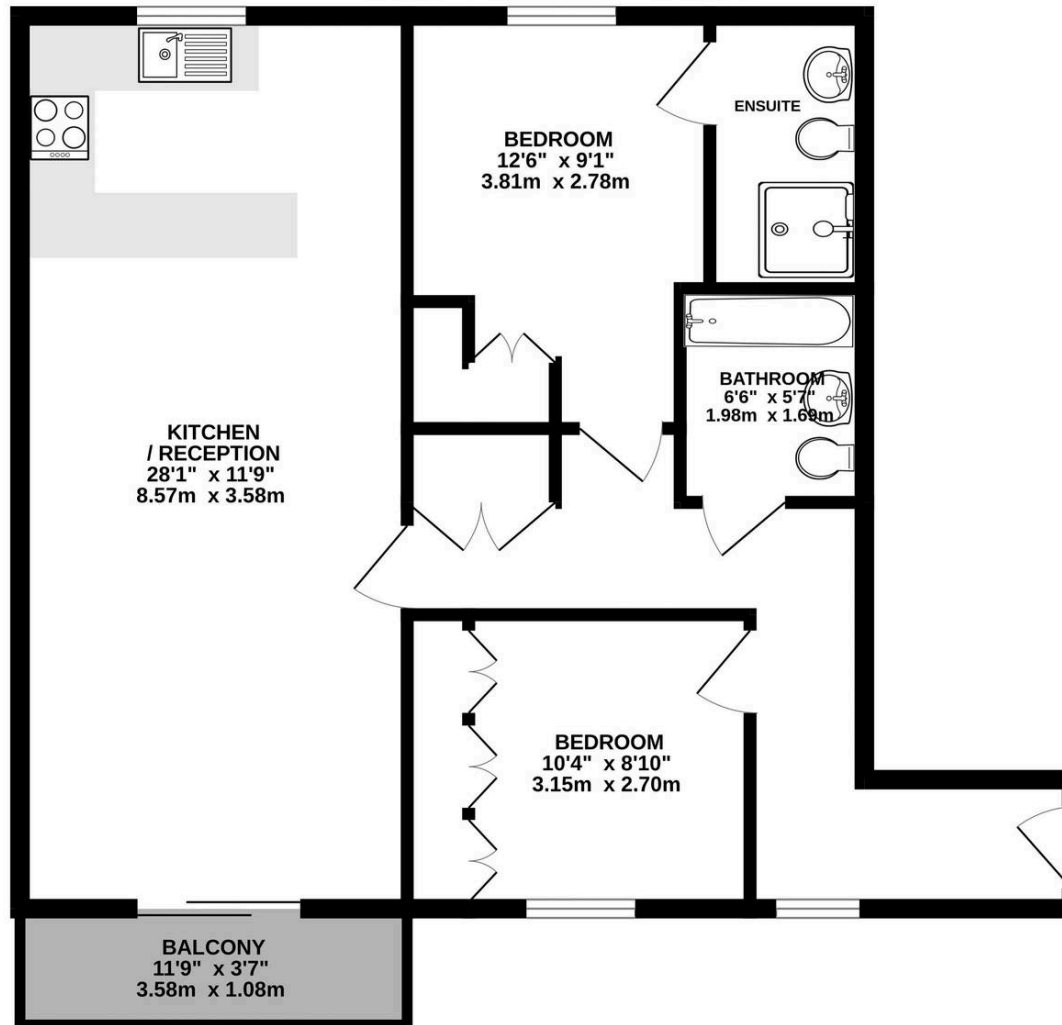
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**5TH FLOOR**  
**757 sq.ft. (70.3 sq.m.) approx.**



AMELIA HOUSE, BOULEVARD DRIVE, NW9 5JQ

TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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