



**Flat 19, Allard House, 17 Boulevard Drive**

Offers Over **£400,000**

**JOSEPH SCOTT**



## Flat 19

### Allard House, London

Joseph Scott Presents: An Immaculate Two-Bedroom Apartment Just 0.4 Miles from Colindale Station – A Stylish Sanctuary in Beaufort Park

Step into this beautifully designed two-bedroom apartment, where elegance meets comfort in one of North West London's most sought-after developments. From the moment you enter, the spacious open-plan lounge and dining area impresses with its sleek porcelain tiled bathroom, ceramic tiled floors, and an abundance of natural light pouring in through dual-aspect windows.

The thoughtfully arranged kitchen is perfect for entertaining or everyday living, blending practicality with modern style. Both double bedrooms offer generous space and tranquillity, while the large family bathroom has been finished to a high standard.

Situated within the vibrant and well-connected Beaufort Park community, you're just moments from local shops, excellent schools, and fast transport links via Colindale station. Whether you're a first-time buyer, young family, or savvy investor, this well-maintained home offers fantastic value and location.

Tenure: Leasehold – Approx. 106 years remaining

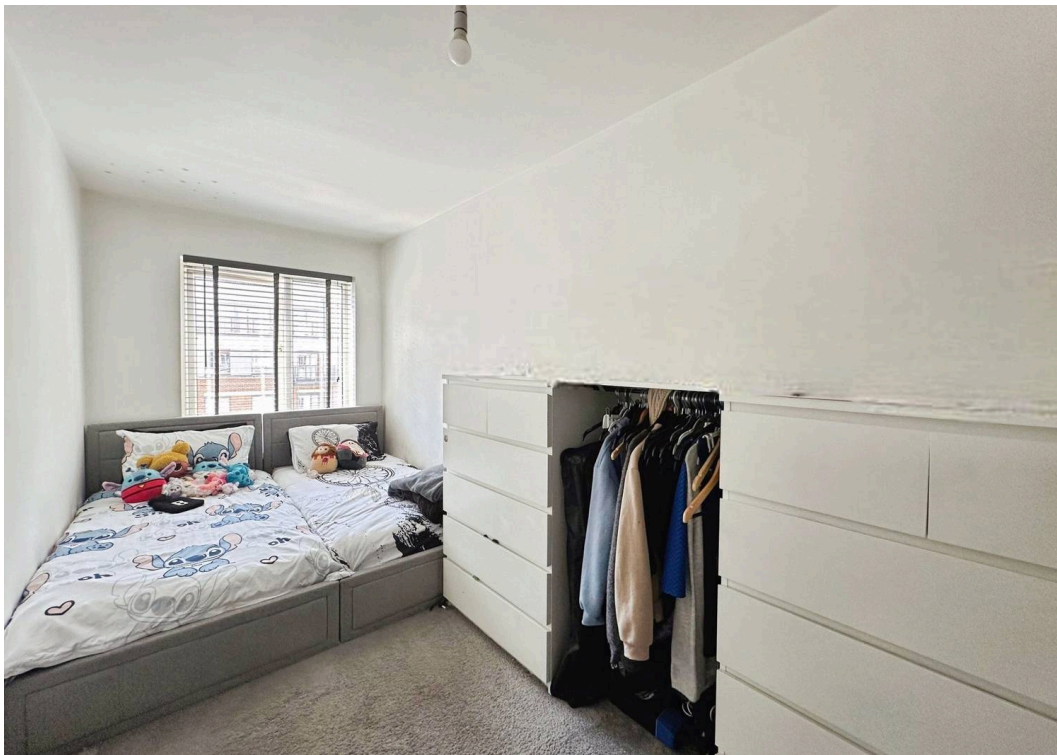
Service Charge: Approx. £350 per month

Ground Rent: Approx. £17 per month

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

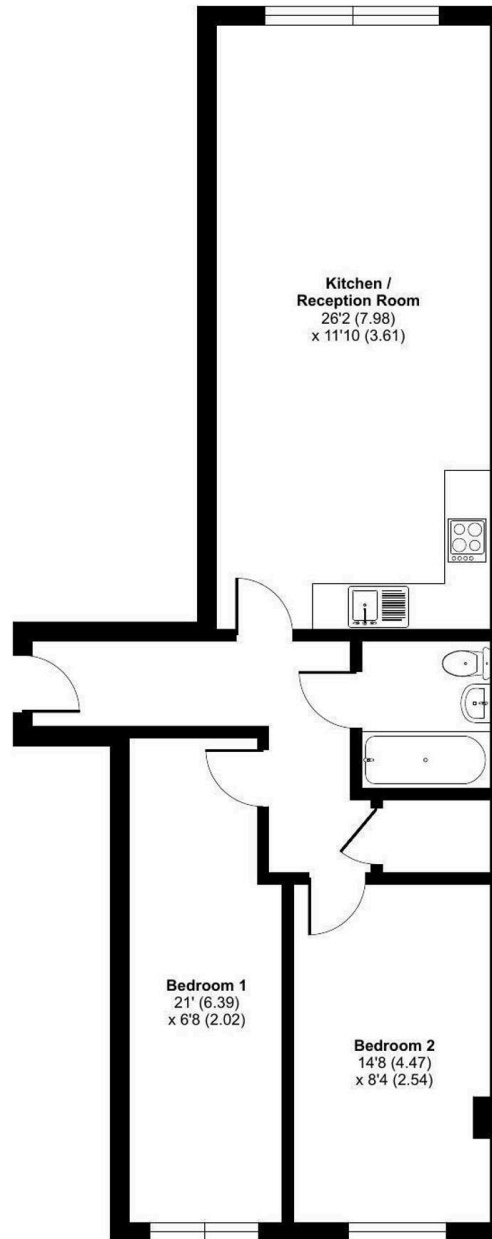




# Boulevard Drive, London, NW9

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



FIFTH FLOOR