



## 1 bed apartment to buy in NW9

Aerodrome Road, London, NW9 5ZR

**£215,000** Starting Bid

🏠 x1 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Chain free
- ✓ Second floor
- ✓ Modern development
- ✓ Lift to all floors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000

A chain free one bedroom 2nd floor apartment situated in a purpose built block within the popular Beaufort Park development, conveniently located within approximately half a mile of Colindale tube station.

The apartment comprises of the following accommodation, open plan kitchen/reception room, double bedroom and bathroom.

Further benefits include lift to all floors, video entry phone system, south westerly facing balcony, landscaped communal gardens, residents underground parking available (\*subject to applying for a permit), 24-hour concierge, residents only gym, swimming pool, spa, sauna and jacuzzi, as well as on-site shops, cafés and restaurants.

The property is Leasehold with approximately 173 years remaining on the lease (189 years from 25/03/2011) with a ground rent £100.00 per annum and a service charge of approximately £3204.00 per annum.

Should you proceed with the purchase of this property these details must be verified by your solicitor.

For further details and to contact Ellis and Co Estate Agents.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £3,000.00

Price: Starting Bid £215,000

Property Type: Apartment

Parking: Allocated

Year built: 2026

Construction materials: Brick and block, Insulated concrete framework

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

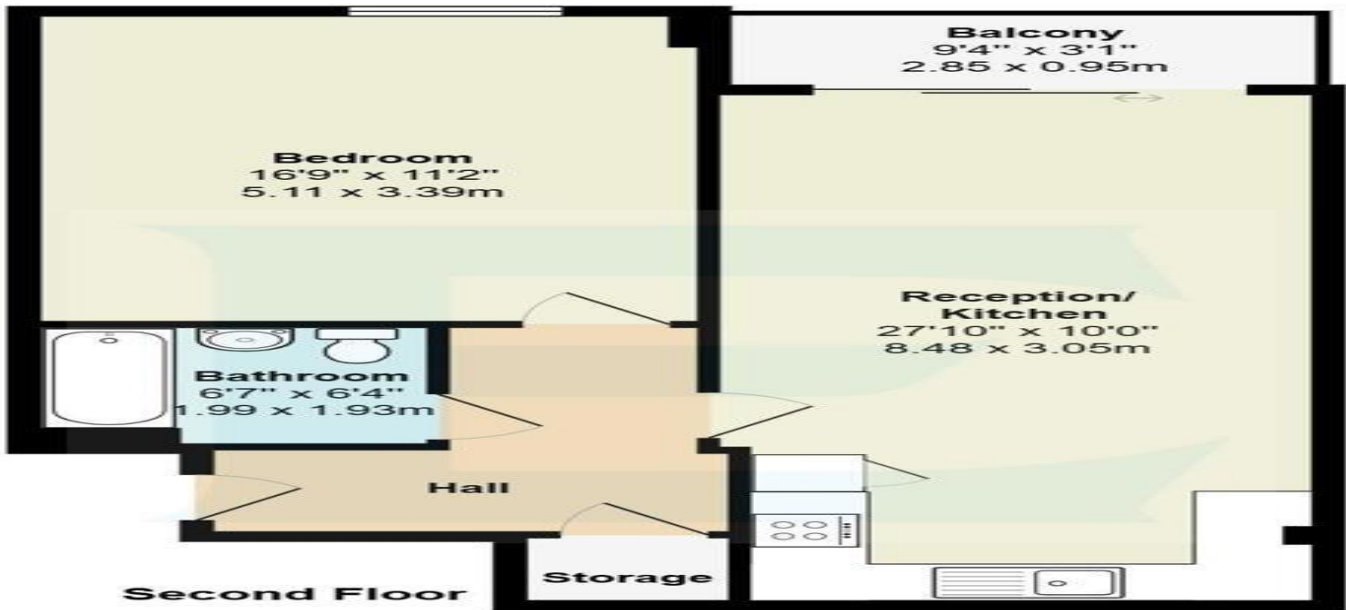
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



### Ensign House NW9

Total Area: 604 ft<sup>2</sup> ... 56.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

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