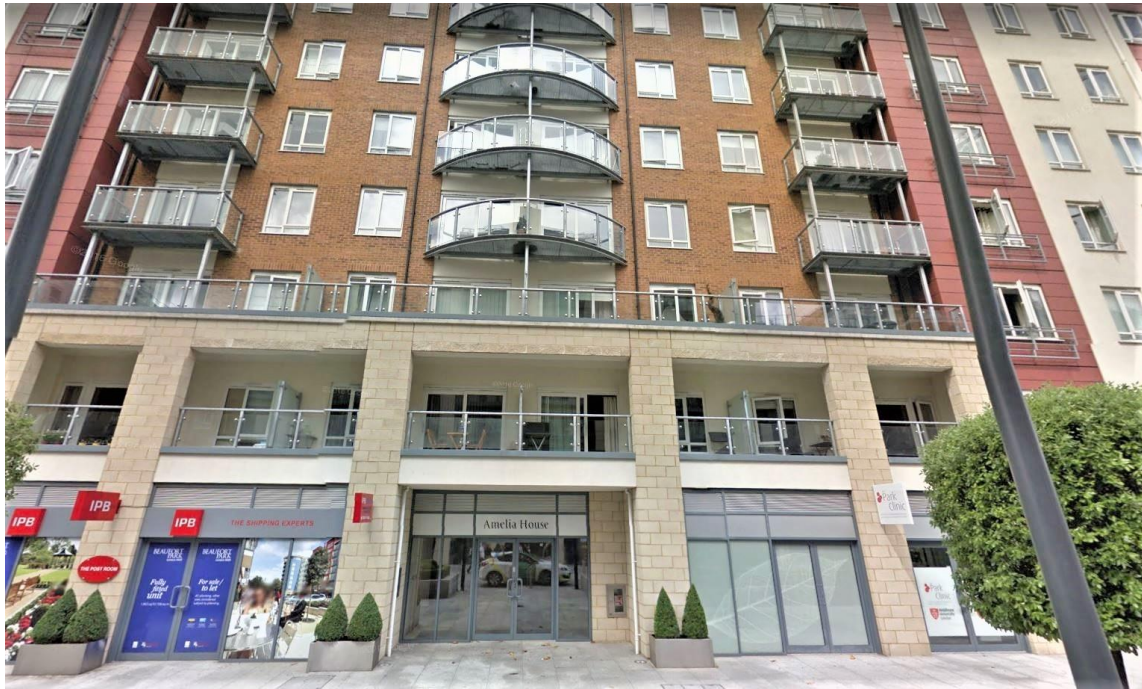




ESTATE & LETTINGS AGENTS

## Amelia House, Boulevard Drive, Colindale, NW9



### FOR SALE £320,000 – LEASEHOLD (900 years)

A spacious bright one-bedroom apartment on second-floor of a well-maintained modern Berkley Group development with communal gardens and lift access. Located in a brand-new development in the stylish Boulevard Drive within a short distance from Colindale Station, various bus connections, and shopping amenities that are within the development. This property housed within a very secure new development also benefits from a gym, spa, swimming pool and sauna for use exclusively by its residents.

This bright, large, spacious apartment comprises of one-bedrooms, a spacious open plan living, dining and kitchen, private balcony, bathroom & W.C., storage and lift access.

- Modern spacious contemporary apartment
- One bedroom
- 2 large Communal Garden
- Open Plan Reception/Dining/Kitchen
- Lift Access
- CCTV Security

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

### MAIN COMMUNAL ENTRANCE:

Secure UPVC Door with a camera entryphone system at street level opening and leading to bright modern foyer reception leading to lifts.

### OPEN PLAN LOUNGE, DINER:

7.69m x 3.04m (25' 2" x 9' 9")

Bright, spacious open plan modern lounge and diner with UPVC double glazed window & double-glazed patio door opening to a balcony that overlooks the modern development and the boulevard. The immaculately finished lounge has electric radiators, power points, wooden laminate flooring, tv and telephone points.



The open plan modern fitted kitchen consists of wall and base units with modern worktop, integrated electric hob, oven, washing machine and fridge freezer.



### BEDROOM:

3.28m x 2.12m (10' 7" x 6' 9")

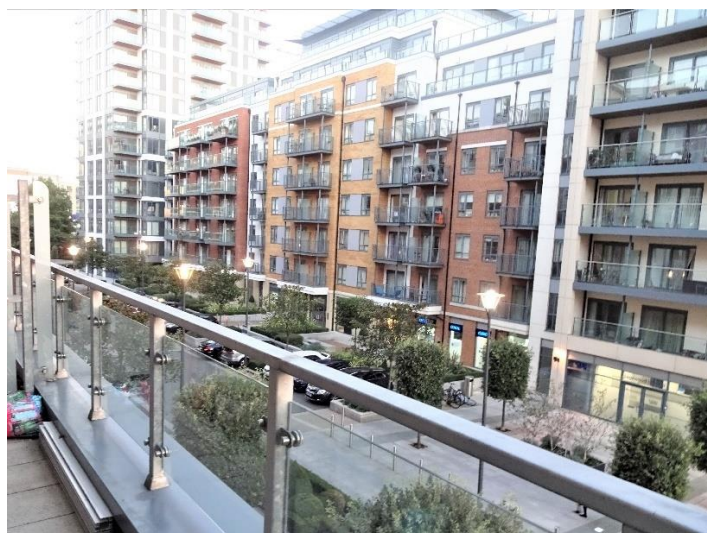
A spacious side aspect bedroom which is accessed by way of large sliding doors from the open plan lounge with double glazed windows, electric radiator, laminate floor, power points, space for wardrobes and storage.



### BALCONY

5.47m x 1.60m (17' 9" x 3' 7")

Front aspect spacious balcony accessed from the open plan lounge, overlooking the large development and the boulevard.



### BATHROOM:

2.12m x 1.60m (6' 9" x 5' 2")

Modern 3-piece bathroom suite fully tiled. Bath tub with hand held shower, glass shower screen and curtain and rail, low level W/C, semi pedestal hand wash basin, tile flooring and a chrome heated towel radiator.

**COMMUNAL GARDEN:**

Two large separate communal landscaped gardens set on first floor terraces for the exclusive use of the residents.



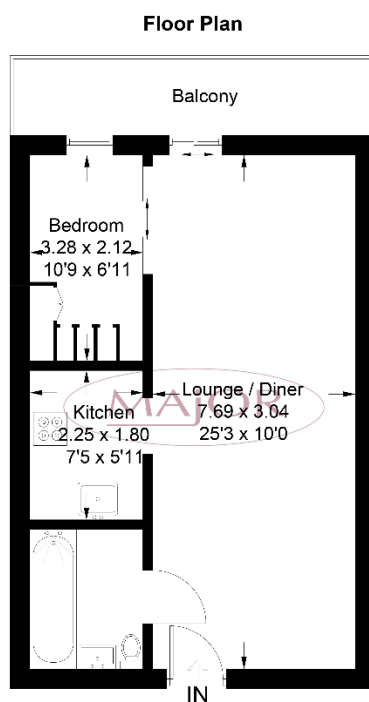
**LEASE:** This property benefits from a lease of 900 years remaining.

**SERVICE CHARGE:** Approximately £1,771.68 per annum

**GROUND RENT:** Approximately £225 per annum

**BOROUGH:** Borough of Barnet

**FLOORPLAN:**



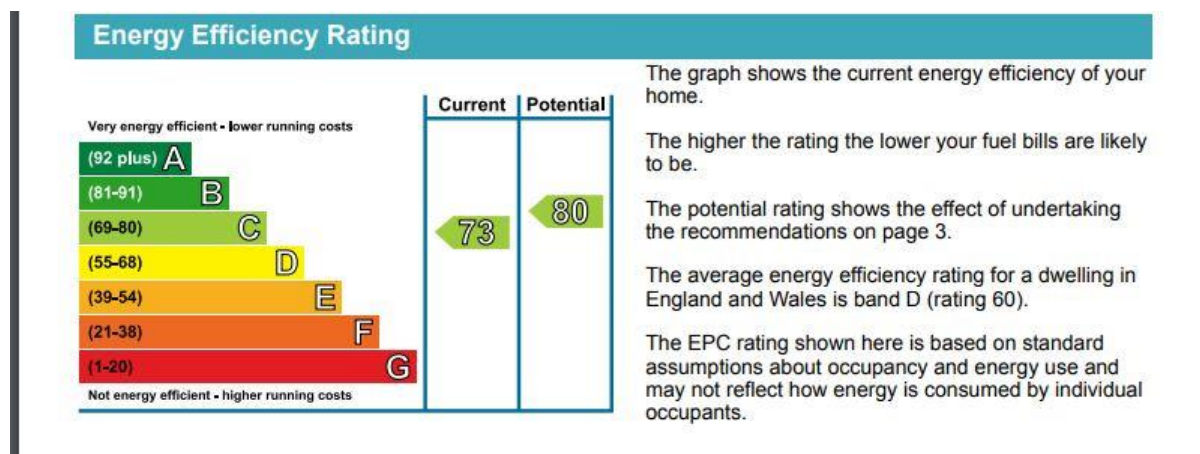
**Second Floor**

Approximate Gross Internal Area = 38.1 sq m / 410 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (10481310)

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## EPC:



## Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

## Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available

