



AERODROME ROAD, LONDON, NW9  
**£399,950 LEASEHOLD**

**TWO BEDROOM APARTMENT SET ON THE  
FIFTH FLOOR OF A PURPOSE BUILT BLOCK.  
PERFECT FOR FIRST TIME BUYERS AND/OR A**

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## DESCRIPTION:

A lovely two bedroom apartment set on the fifth floor of a purpose built block. Perfect for first time buyers and/or a buy to let investment, the property is located in Ensign House, Beaufort Park development which includes many shops, restaurants and concierge.

Apartment comprises two double bedrooms, family bathroom, large living room with fully fitted open plan kitchen and access to balcony. Leasehold. 88 Years remaining.

EPC: B

Council Tax Band: D

## AT A GLANCE

- TWO DOUBLE BEDROOMS
- FIFTH FLOOR WITH LIFT
- CONCIERGE
- BALCONY
- CLOSE TO COLINDALE TUBE
- LEASEHOLD - 88 YEARS REMAINING





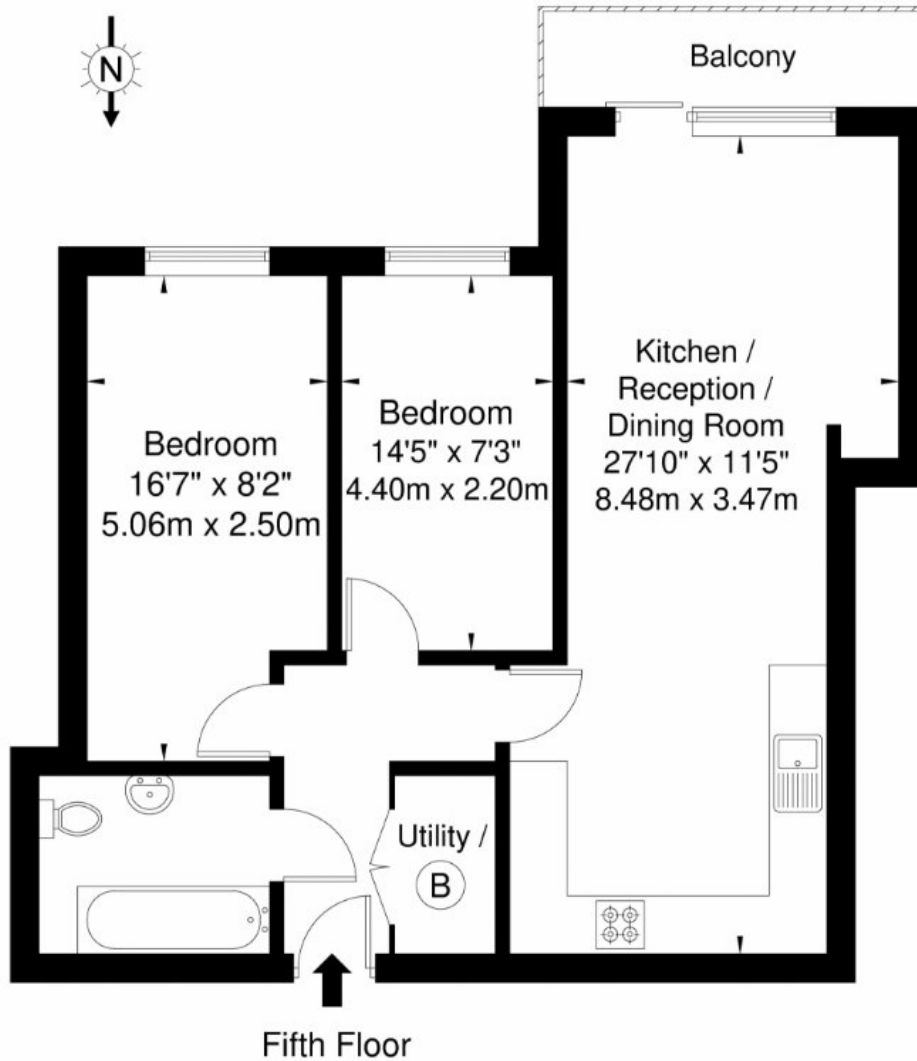
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# Ensign House, Aerodrome Road, NW9 5ZR

Approx. Gross Internal Area = 63.4 sq m / 682 sq ft



Fifth Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	B	84	89
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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