



AMELIA HOUSE, BOULEVARD DRIVE, NW9
£290,000 LEASEHOLD

A BRIGHT AND SPACIOUS ONE BEDROOM, ONE BATHROOM "MANHATTAN STYLE" APARTMENT LOCATED IN THE FANTASTIC BEAUFORT PARK DEVELOPMENT

DESCRIPTION:

This is bright and spacious one bedroom, one bathroom "Manhattan Style" apartment located in the fantastic Beaufort Park development. This apartment, situated on the fifth floor comprises a large living area together with a fully fitted open plan kitchen, sliding doors leading onto master bedroom with extra fitted storage. Further benefits include: double glazing, balcony, wooden flooring and entry phone system.

AT A GLANCE

- MANHATTAN STYLE APARTMENT
- ONE DOUBLE BEDROOM
- FIFTH FLOOR WITH LIFT
- BALCONY OVERLOOKING STUNNING COMMUNAL GARDENS
- LONG LEASEHOLD
- EASY WALK CLOSE TO STATION

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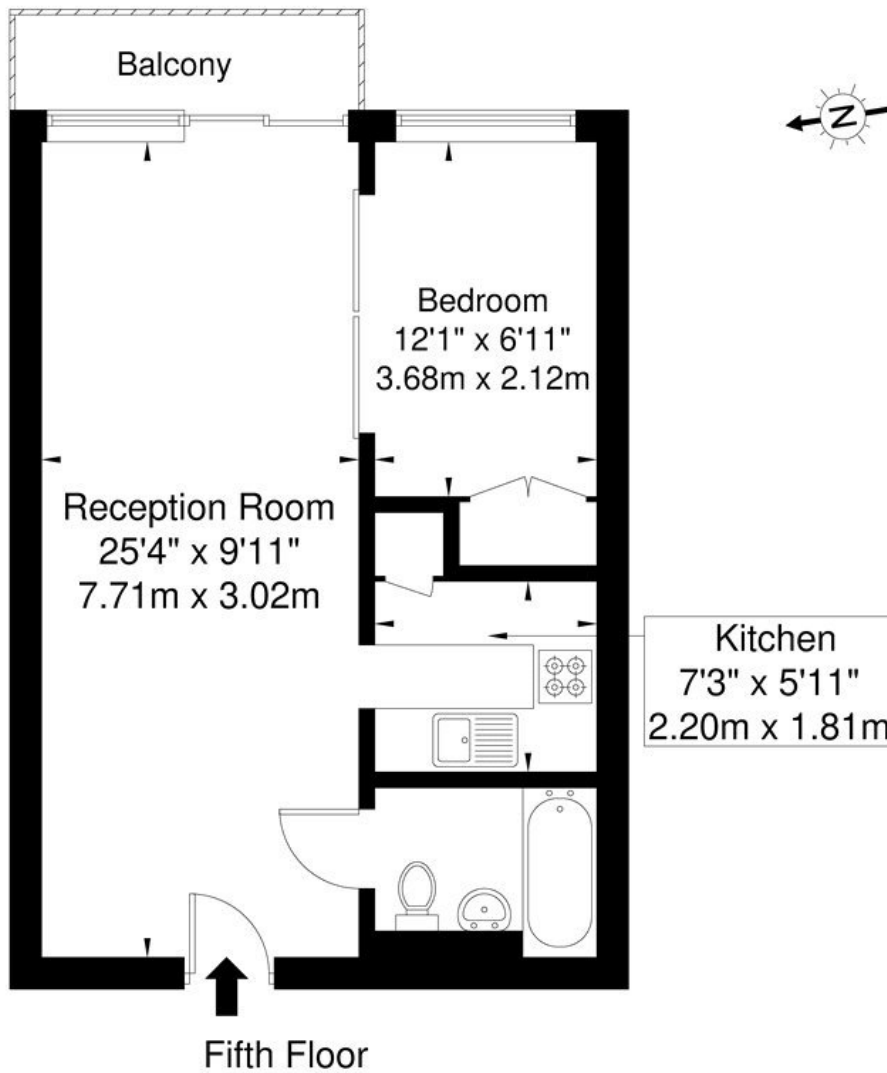
for every step...





Amelia House, NW9 5JQ

Approx. Gross Internal Area = 40.4 sq m / 434 sq ft



Ref

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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			
(92-)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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