



ELLYSON HOUSE

COLINDALE, NW9 5ZF

£265,000

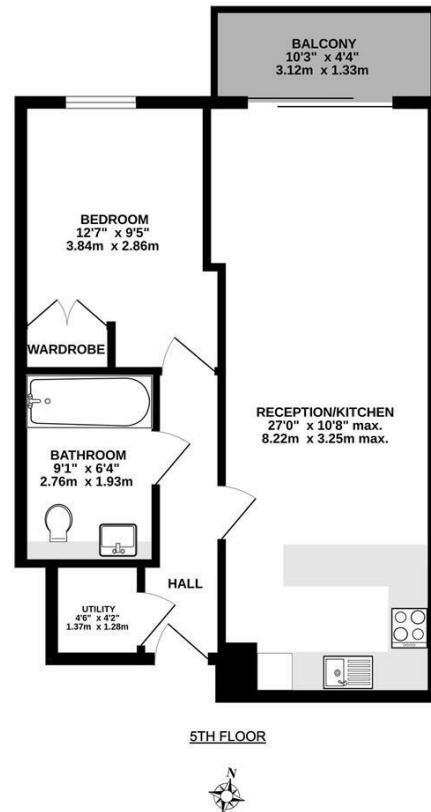
LEASEHOLD

A larger than average 5th Floor one bedroom one bathroom apartment, with right to park one car in the secure underground parking space - and the flat itself boasts great views from the private balcony, modern finish throughout with a great specification including Speakers in the Ceiling and wine cooler.

Set in 25-acres with a landscaped parkland Ellyson house is located within the prestigious St. George's development and benefits from beautiful communal gardens, access to gym, swimming pool and spa, and is conveniently located within close access of Colindale underground station which provides excellent transport links and direct routes to Central London and beyond.



JAYSON
RUSSELL

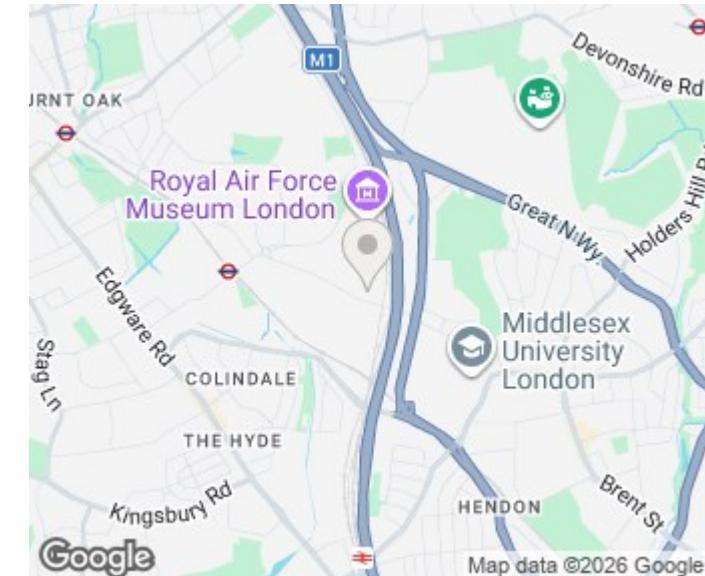


ELLYSON HOUSE, EAST DRIVE, BEAUFORT PARK, LONDON, NW9 5ZF

TOTAL APPROX. FLOOR AREA: 515 SQ FT (47.9 SQ M)

Floor plan not to scale. Measurements given are approximate and should not be relied upon for exactness. No responsibility is taken for any inaccuracy, error or omission.
The floor plan is for illustrative purposes and is intended as a general guide of the property's layout and dimensions. Anybody using this floor plan should check all measurements and layout details themselves.
Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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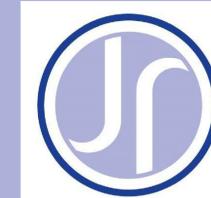


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 J A Y S O N
R U S S E L L