



# EMPIRE HOUSE

BEAUFORT PARK, NW9



ASKING PRICE  
£295,000





# EMPIRE HOUSE

## 6 EAST DRIVE

### LONDON, NW9

- Spacious Manhattan Apartment
- 450 Sq Ft
- 2nd Floor
- Balcony
- Lifts
- Video Entry Access

Stylish Manhattan-Style Apartment in Beaufort Park – With Balcony & Premium Amenities

This beautifully designed Manhattan-style apartment offers contemporary urban living in the heart of the sought-after Beaufort Park development. Situated on the second floor and spanning approximately 450 sq ft, this elegant property is ideal for professionals, first-time buyers, or investors seeking a high-spec, low-maintenance home.

The apartment boasts a bright and airy open-plan layout, complemented by modern finishes and a private balcony—perfect for relaxing or entertaining.

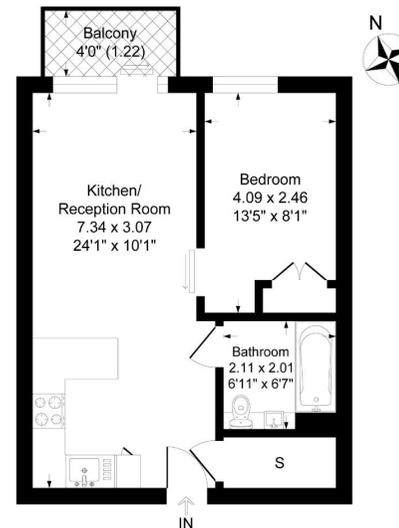
Residents of Beaufort Park enjoy access to a range of exclusive on-site amenities, including a luxurious swimming pool, fully-equipped gym, and spa, all set within a beautifully landscaped development with shops, cafés, and excellent transport links nearby.



# EMPIRE HOUSE BEAUFORT PARK LONDON, NW9

Approximate gross  
internal area:  
**41.8 SQM /  
450 SQ FT**

Empire House, 6 East Drive, NW9  
Approximate Gross Internal Floor Area = 41.7 sq m / 450 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Tenure: Leasehold, 979 years

Estimated ground rent: £225 p.a.

Estimated service charge: £2125.92 p.a.

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Tel: 020 7723 5645





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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