



# Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £350,000

 Benham  
& Reeves

# Beaufort Square, Beaufort Park, Colindale, NW9

 Studio  1 Bathroom (s)  Leasehold

REF#: BEA230027

A stylish Manhattan style apartment spanning an impressive 471 square feet (Approx.). The property is situated on the first floor and offers west facing views over the beautifully landscaped Beaufort Square. This bright and spacious apartment benefits from wood effect flooring to the living areas, a custom-designed fitted kitchen with slimline laminate kitchen worktop benefiting from a feature tile splashback, integrated fridge / freezer, dishwasher, oven and touch control induction hob. A modern 3 piece tiled family bathroom, a sizeable bedroom area with three screened sliding doors.

North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being within walking distance to Colindale Underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube.



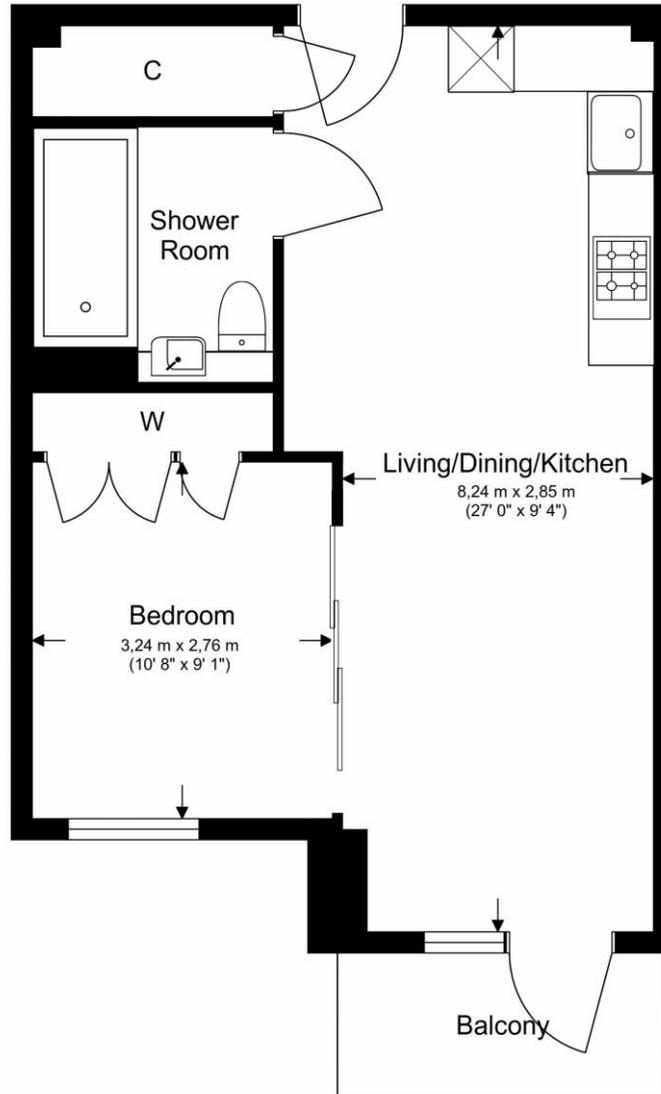


## Property Features:

- Stylish Manhattan Apartment
- 471 Square Feet (approx.)
- First Floor
- 4.40% Rental Yield
- West Facing Over Beaufort Square
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station – Northern Line



Total Gross Internal Area  
43.8 Sq/m - 471 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced      £350,000

to:

Tenure:              Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

Ground Rent:      £275.00 (per annum)  
For the year of 2025  
Next Review: 2041  
Next Increase: By RPI for the relevant year

Service Charge:    £1,855.30 approx. (per annum)  
For the year of 2025

Anticipated Rent:   £1,500.00 pcm  
Approx. 5.1% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230027

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