



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £350,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

****Right To Park Included**** An immaculately presented one bedroom apartment located in the highly sought after Golding House, Beaufort Park NW9. This fifth floor property is flooded with natural light from its south facing aspect with views of the beautifully landscaped Beaufort Square. Residents are moments away from Colindale tube station (Northern Line) and have exclusive access to a gym, swimming pool & spa facilities.

Immaculate and well-proportioned apartment located on the fifth floor within Colindale's most popular development - Beaufort Park.

Comprising of a spacious, bright open plan lounge/kitchen with fully fitted luxury integrated appliances, sizable private balcony overlooking tranquil landscaped park, immensely commodious double bedroom with fitted wardrobes, modern bathroom suite, abundance of storage and high specification throughout.

The development benefits from the use of 24 hour estate management suite, gym, spa, as well as being surrounded by a wealth local amenities including pubs, restaurants, popular supermarkets and plenty of green spaces close by.

Just a short walk from the Colindale Underground station giving you connection to Central London through the Northern line - Kings Cross and Euston in just over 20 minutes, The City in less than 30min.



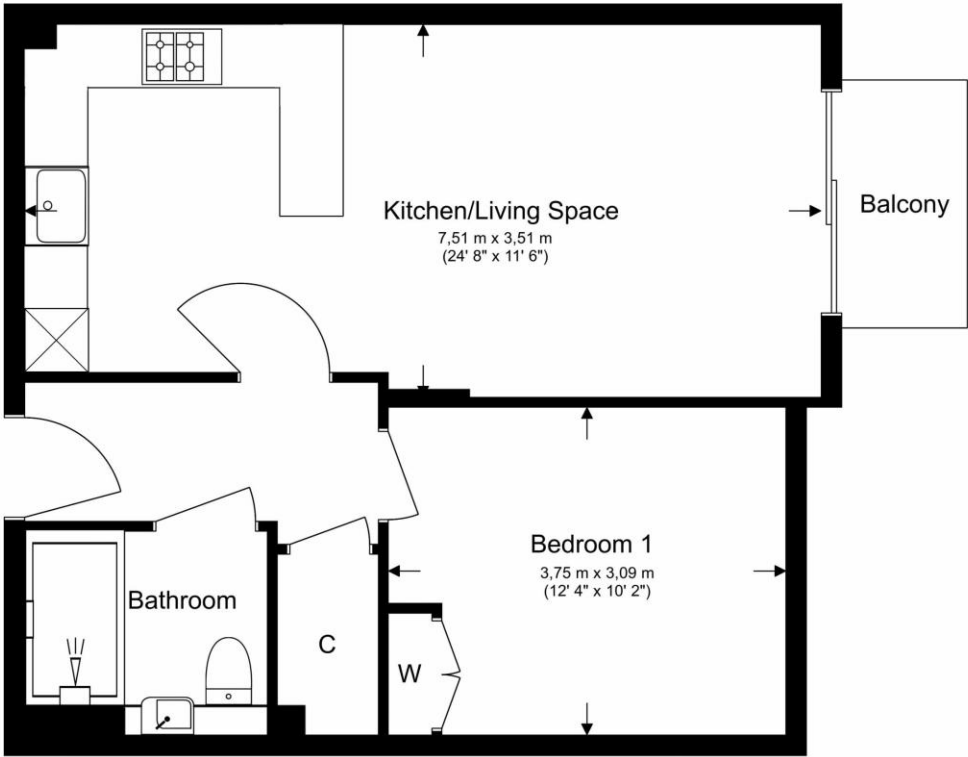
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Property Features:

- Chain Free
- Includes Right To Park
- Immaculately Presented One Bedroom Apartment
- Circa. 530 Square Feet
- Fifth Floor
- South Facing Balcony Overlooking Beaufort Square
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
49.3 Sq/m - 530 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£350,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£275.00 (per annum) For the year of 2025 Next Review: December 2025 Next Increase: 100%
Service Charge:	£2,677.90 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,700.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: BEA250180

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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.

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

