



Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £315,000

Benham
& Reeves

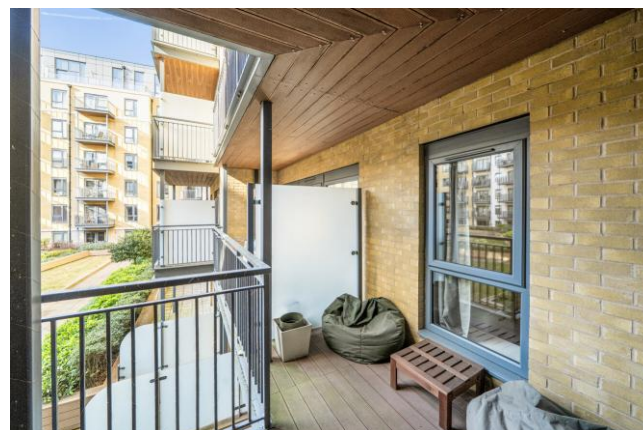
Caversham Road, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an impressive 675 square feet (approx.) of luxurious living space is this superb one bedroom apartment in the heart of Beaufort Park. Situated on the third floor and facing North West over the beautifully landscaped gardens, this apartment is flooded with natural light throughout. The property boasts a custom designed kitchen with integrated appliances, a carpeted bedroom with a walk-in wardrobe and a stylish bathroom suite. Further benefits include utility room with ample storage, and no onward selling chain.

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.



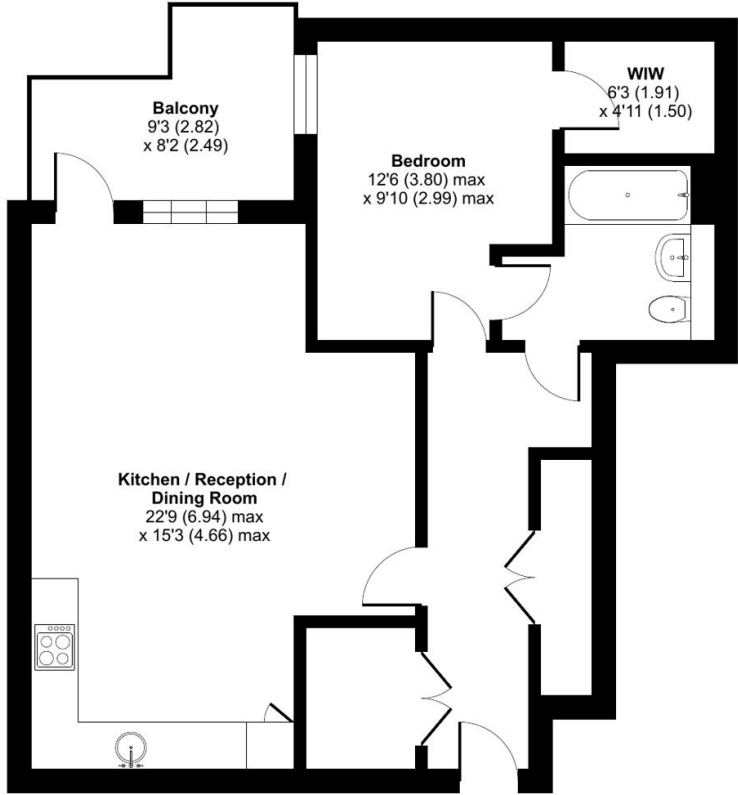


Property Features:

- Chain Free
- Superb One Bedroom Apartment
- 675 Square Feet (Approx.)
- Third Floor
- Private Balcony Overlooking Landscaped Gardens
- Residents Gym, Swimming Pool & Spa Facilities
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)

Caversham Road, Beaufort Park, Colindale, NW9

Approximate Area = 675 sq ft / 62.7 sq m
For identification only - Not to scale



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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: £315,000

Tenure: Leasehold
Expires 24/12/3004
Approximately 978 Years Remaining

Ground Rent: £300.00 (per annum)
Review Period: 21 years
Next Review: 01/04/2041
Increase: By RPI for the relevant year

Service Charge: £2,734.82 (per annum)
For the year of 2026

Anticipated Rent: £1,800.00 pcm
Approx. 6.9% Yield

Viewings:

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

Our reference: BEA260101

T: 020 8732 7980

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.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

