



Beaufort Square, Beaufort Park, Colindale, NW9

Offers Over: £350,000

 Benham
& Reeves

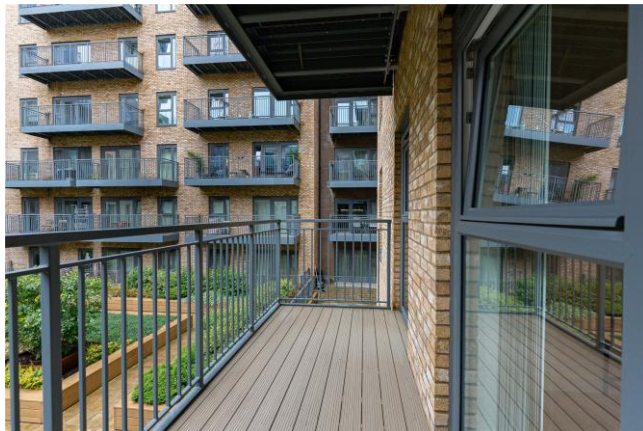
Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

****Right To Park Included**** A stylish one bedroom apartment spanning 538 square feet (Approx.). The property is situated on the third floor and offers south facing views over the beautifully landscaped gardens. This bright and spacious apartment benefits from wood effect flooring to the living areas, a custom-designed fitted kitchen with slimline laminate kitchen, a feature tile splashback, integrated fridge / freezer, dishwasher, oven and touch control induction hob. A modern three piece tiled family bathroom, a sizeable carpeted bedroom with fitted wardrobes, and a utility room offering ample storage.

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.



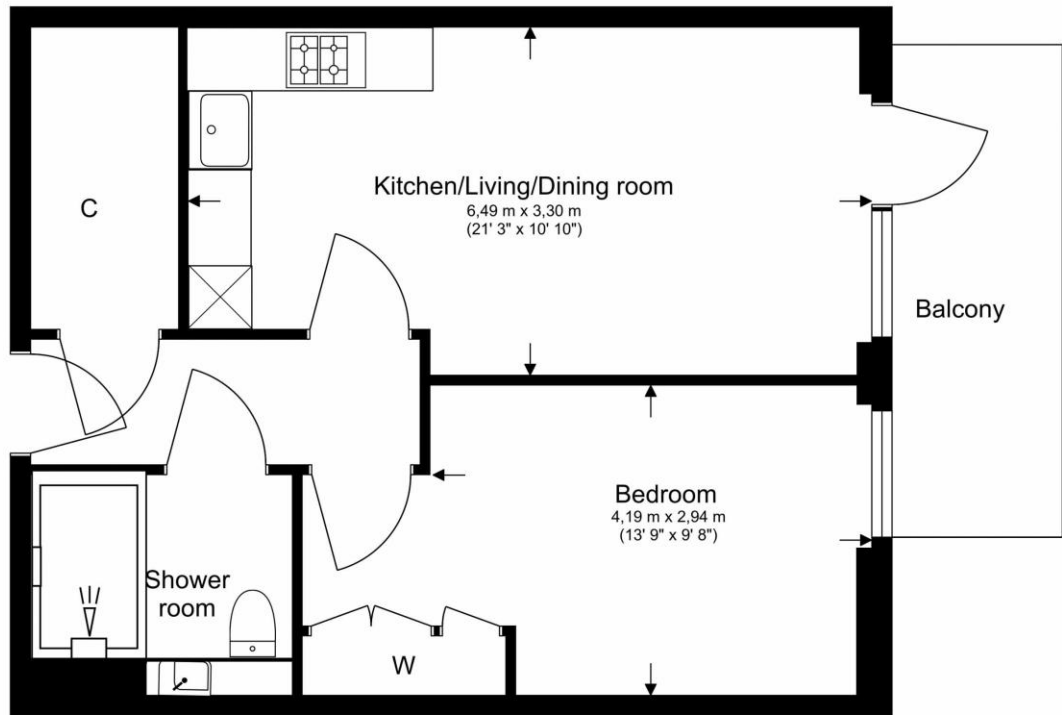


Property Features:

- Right To Park Included
- Superb One Bedroom Apartment
- Third Floor
- 538 Square Feet (Approx.)
- South Aspect Overlooking Landscaped Gardens
- 24-Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line, Zone 4)

Third Floor

Total Gross Internal Area
50.0 Sq/m - 538 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

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

Offers Over:	£350,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 21 years Next Review: 01/06/2041 Increase: By RPI for the relevant year
Service Charge:	£2,360.76 (per annum) For the year of 2026
Anticipated Rent:	£1,943.00 pcm Approx. 6.7% Yield

Viewings:

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

Our reference: BEA260157

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