



# Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £500,000

 Benham  
& Reeves



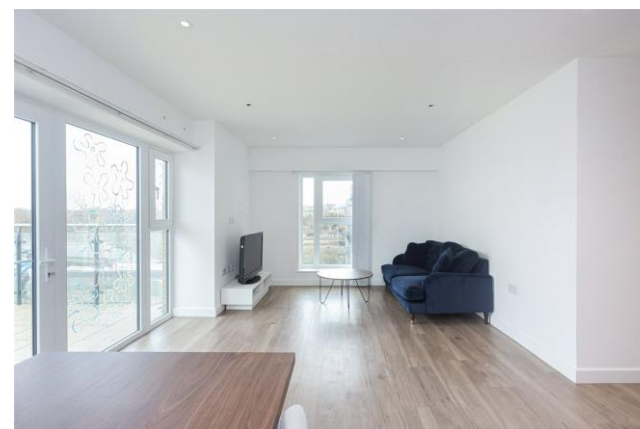
# Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA220736

Spanning across 773 square feet (approx.) of luxurious living space is this two bedroom, two bathroom apartment set on the fifth floor of Fairbank House. The property boasts a custom deigned kitchen with integrated appliances, a well-lit reception room with direct access to a large private terrace perfect for those summer evenings! Both double bedrooms are carpeted with bedroom one having the added benefit of fitted wardrobes and a slick ensuite shower room. Further advantages include a three piece family bathroom, utility room with 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.

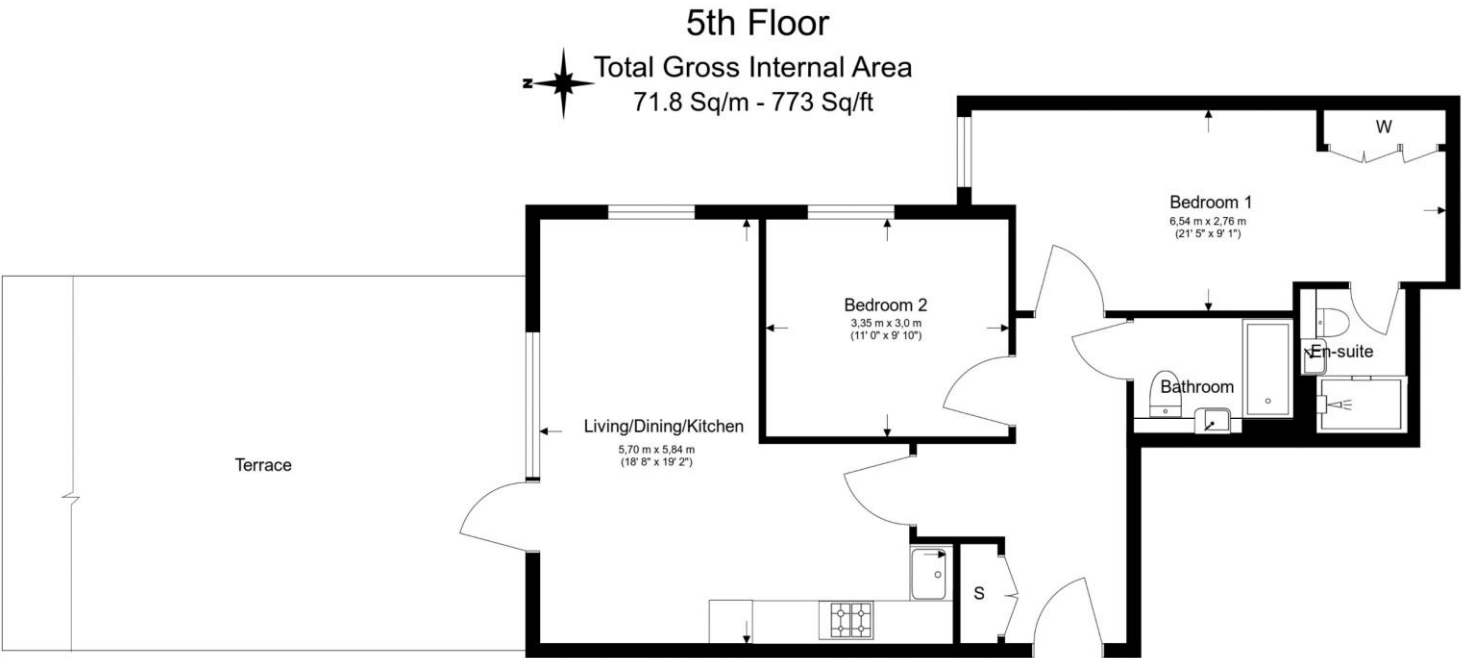



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## Property Features:

- Stylishly Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 773 Square Feet (Approx)
- Large Private Terrace
- North & Eastern Aspect
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.

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## Terms & Conditions:

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

Price Reduced £500,000

to:

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

Ground Rent: £375.00 (per annum)  
For the year of 2025  
Next Review: 2041  
Next Increase: By RPI for the relevant year

Service Charge: £3,030.82 approx. (per annum)  
For the year of 2025

Anticipated Rent: £2,200.00 pcm  
Approx. 5.3% Yield

## Viewings:

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

Our reference: BEA220736

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W: [www.benhams.com](http://www.benhams.com)

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