



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £570,000

 **Benham
& Reeves**

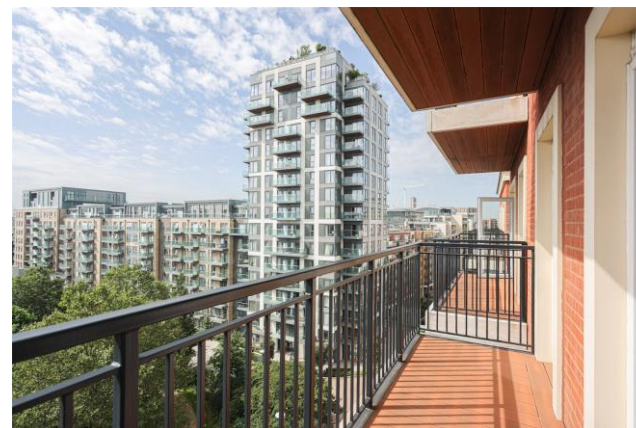
Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA220787

Located on the seventh floor of the prestigious Goldhawk House is this “Premier Spec” two bedroom, two bathroom apartment. The Premier Apartments are in a class of their own, superbly appointed, spacious and representing the finest in contemporary apartment living. The property boasts from a custom designed kitchen with back painted glass splashbacks, stone worktops, Vado spring tap and waste disposal unit, integrated Siemens and Neff appliances including a dishwasher and wine cooler. The living room is flooded with natural light from its southerly outlook with spectacular views over Beaufort Square Gardens and benefits from Integrated Sonos multi room audio system and integrated LED television. Both bedrooms are carpeted and offer fitted wardrobes with bedroom one having the added luxury of access to a private south facing balcony and a stylish ensuite shower room. The ensuite and family bathroom are fitted with enlarged porcelain tiles to all walls, feature heated wall panel with chrome robe hooks and towel rail. Further benefits include secure underground parking for one car, comfort cooling to the living spaces and bedrooms, engineered timber flooring and intelligent lighting throughout.

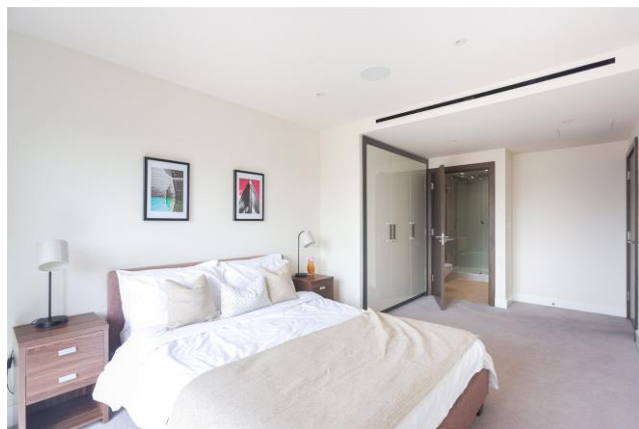
North West London’s most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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.

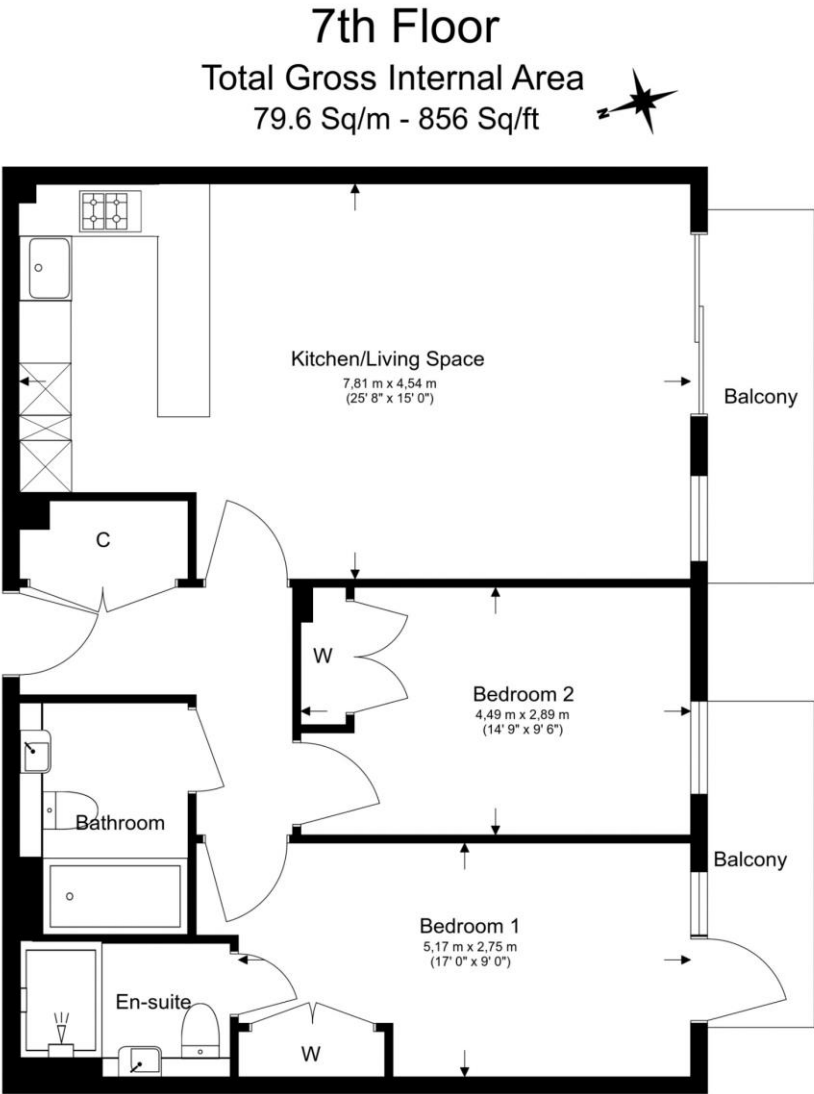




Property Features:

- Secure Underground Parking Included
- Two Bedroom Immaculate Apartment
- Two Bathrooms
- Seventh Floor
- 856 Square Feet (Approx.)
- Southernly Aspect Overlooking Beaufort Square
- Luxury Resident Only Facilities
- Colindale Tube Station (Northern Line)





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+) A		
(81-91) B		
(69-80) C	79	80
(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	

Terms & Conditions:

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

Asking Price:	£570,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 980 Years Remaining
Ground Rent:	£375 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£5,587.12 approx. (per annum) For the year of 2024

Viewings:

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

Our reference: BEA220787

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