



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £550,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230262

A stunning 2 bedroom, 2 bathroom apartment located in the sought after Argent House within the award winning development, Beaufort Park NW9. The apartment spans an impressive 798 square feet (approx.) and offers a private balcony off of the naturally lit living room facing East over the beautifully landscaped Beaufort Square. Situated on the fourth floor, the apartment further benefits from a custom designed kitchen with integrated NEFF appliances, LED downlighters to living space, kitchen, bathrooms and hallway with dimmer switch to living space, Wood effect flooring to living space, hallway and kitchen, and carpet to the bedrooms.

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:

- Stylish Two Bedroom Apartment
- Secure Gated Carparking For One Vehicle
- Two Bathrooms
- Fourth Floor
- 798 Square Feet (Approx.)
- Eastern Aspect With Views Over Beaufort Square
- Residents Only Swimming Pool, Gym & Spa
- 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	80	81
(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:	£550,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 980 Years Remaining
Ground Rent:	£400 (per annum) 01/07/2023-30/06/2024 G/R next increase: RPI
Service Charge:	£3087.12 approx. (per annum) For the year of 2023

Viewings:

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

Our reference: BEA230262

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