



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £525,000

Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230265

Situated on the fourth floor is this stylish two bedroom apartment spanning a comfortable 745 square feet (approx.). The apartment benefits from Berkeley's upgraded "elite" spec and is built up of a custom designed kitchen with integrated appliances and composite stone worktops, a bright and airy reception room with a private balcony offering views across Beaufort Square, two double carpeted bedrooms with bedroom one having the added luxury of built in wardrobes and en-suite, and three piece family bathrooms suite with composite stone top to vanity unit.

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.

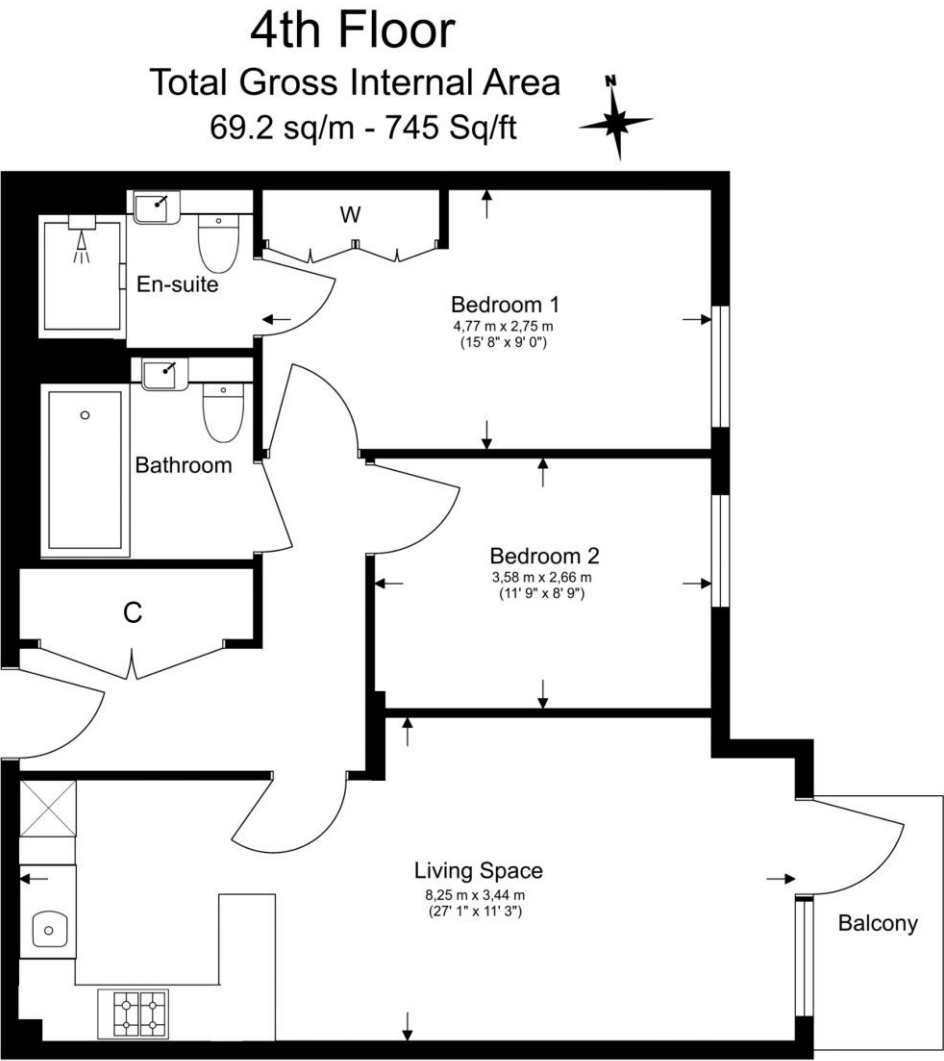




Property Features:

- “Elite Spec” Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 745 Square Feet (Approx.)
- Secure Gated Carparking For One Vehicle
- 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	76	76
(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.

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Tenure: Leasehold
Expires 24/12/3003
Approximately 980 Years Remaining

Ground Rent: £375 (per annum)
01/07/2023-30/06/2024
Ground Rent next review: 2039
Ground Rent next Increase: RPI

Service Charge: £3606.2 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA230265

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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