



Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £595,000

 Benham
& Reeves

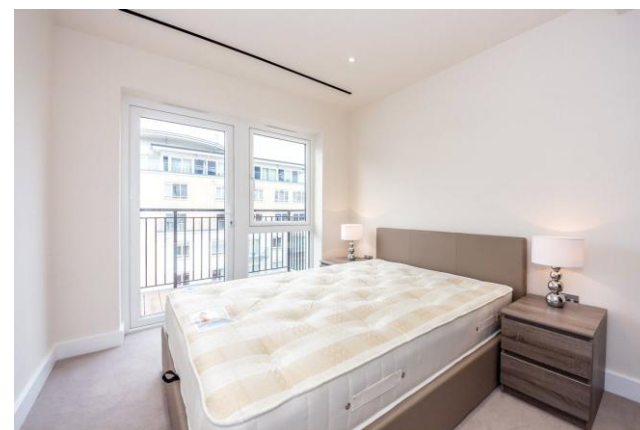
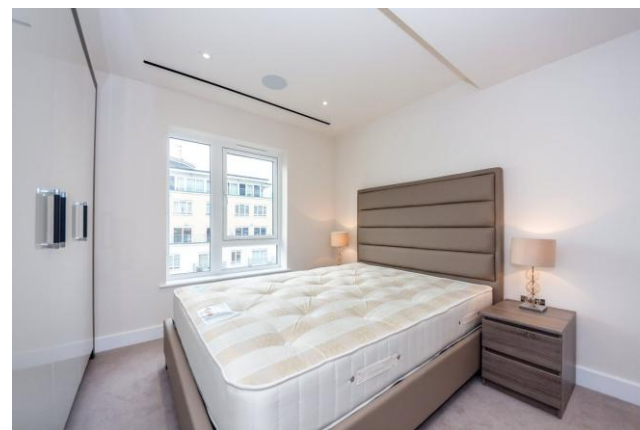
Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250091

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 a stylish ensuite shower room and bedroom two having access to a private west facing balcony. 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.



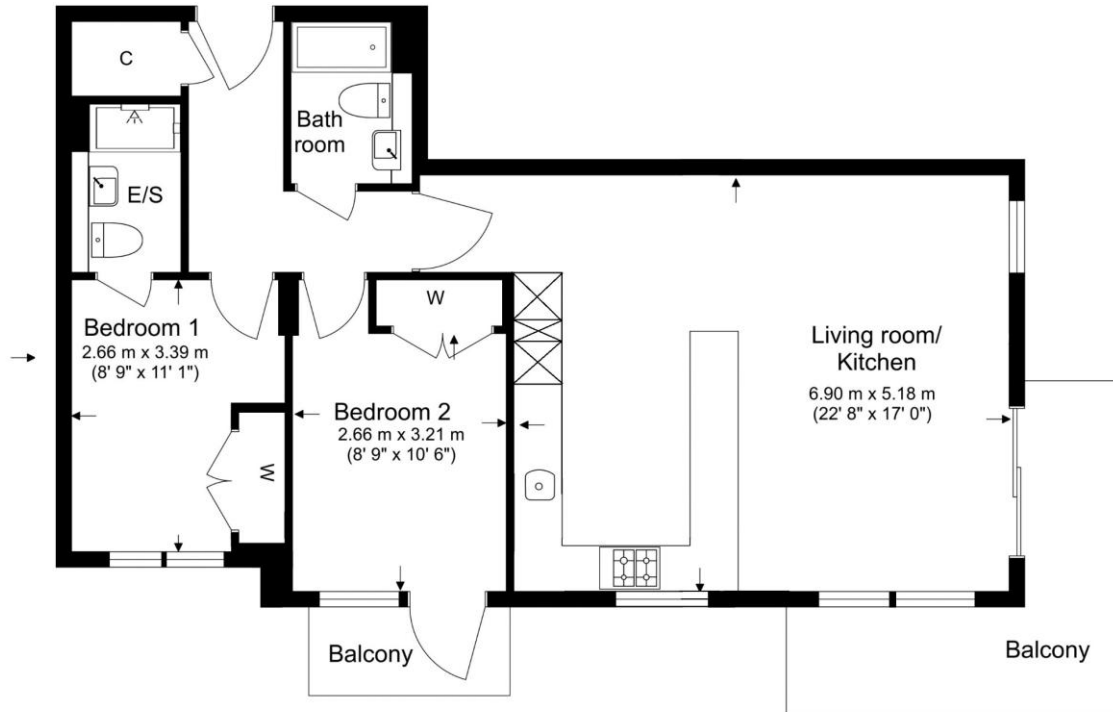


Property Features:

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



7th Floor
 Total Gross Internal Area
 77.9 Sq/m - 839 Sq/ft



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	73	74
(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.

Price Reduced £595,000

to:

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

Ground Rent: £375.00 (per annum)
For the year of 2025
Next Review: December 2025
Next Increase: 100%

Service Charge: £5,400.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,500.00 pcm
Approx. 5.0% Yield

Viewings:

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

Our reference: BEA250091

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

