



Beaufort Square, Beaufort Park, Colindale, NW9

Offers Over: £450,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Right To Park Included**** A stylish two bedroom, two bathroom apartment spanning an impressive 918 square feet (approx.). Situated on the fourth floor, this apartment boasts from a custom designed kitchen with slimline laminate worktops, feature tile splashback and integrated appliances. The apartment has wood-effect flooring to the hallway, kitchen and living space. The generously sized living room is flooded with natural light from its southerly and western aspect and access to a private balcony. Both bedrooms are carpeted with bedroom one having the added luxury of a built in wardrobe and en-suite. The ensuite and family bathroom are stylishly designed and boast from tiled floors and wall, chrome taps and heated black towel rails.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.



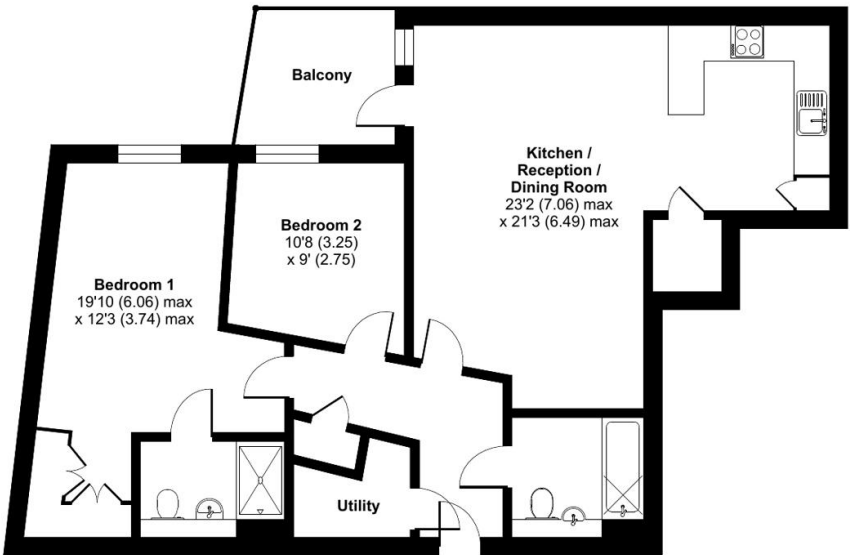


Property Features:

- Stylish Two Bedroom Apartment
- Two Bathrooms
- Secure Car Parking Included
- Fourth Floor
- Circa. 918 Square Feet
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Beaufort Square, London, NW9

Approximate Area = 918 sq ft / 85.3 sq m
 For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	65	65
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
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.

Offers Over:	£450,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2025 Next Review 2039 Next Increase: By RPI for the relevant year
Service Charge:	£3,827.68 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,300.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: BEA250138

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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