



Beaufort Square, Beaufort Park, Colindale, NW9

Offers in excess of: £400,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250176

A spacious and stylish two bedroom elite spec apartment within the sought after Golding House, Beaufort Park. The apartment is situated on the seventh floor and spans an impressive 672 square feet (approx.) and boasts from a custom designed kitchen with back painted glass splashback, under wall unit lighting and integrated NEFF appliances including a wine cooler. Both bedrooms are carpeted with bedroom one having the added luxury of fitted wardrobes and an en-suite shower room. The ensuite and family bathroom are stylishly fitted with Villeroy and Boch chinaware, Vado chrome finished taps and chrome finished glass screen above bath to main Bathroom. The apartment further boasts from wood effect flooring to living space, hallway and kitchen, colour video entryphone system and right to park for one car.

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.

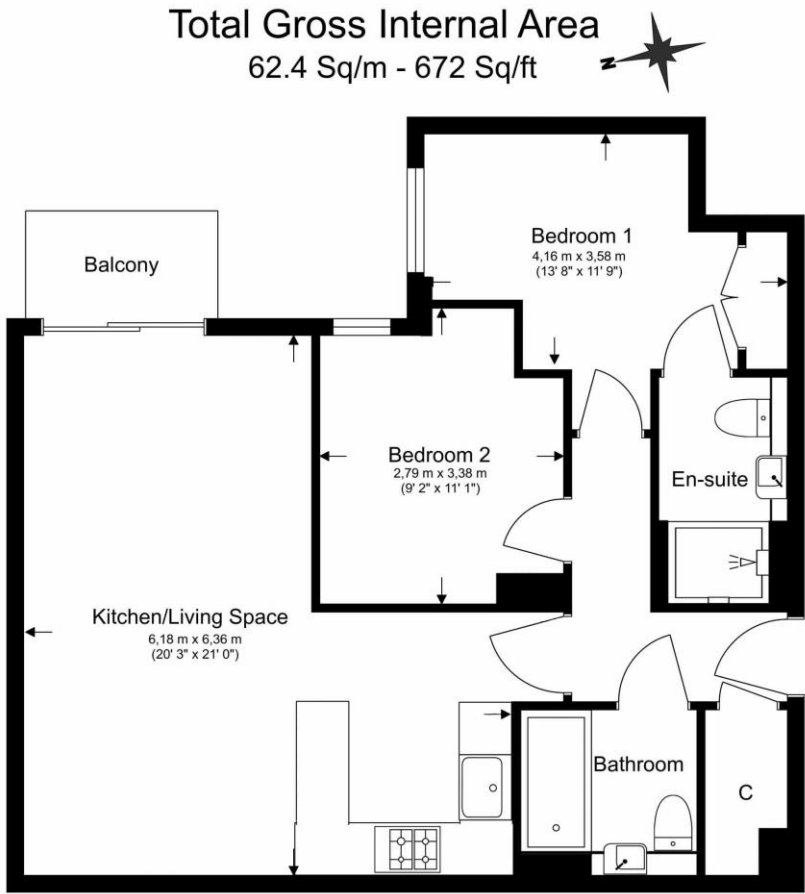




Property Features:

- Right To Park For One Car
- Seventh Floor Two Bedroom Elite Spec Apartment
- Two Bathrooms
- 672 Square Feet (Approx.)
- East Facing Balcony
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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 24/12/3004
Approximately 979 Years Remaining

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

Service Charge: £3,600.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,200.00 pcm
Approx. 6.6% Yield

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.

Viewings:

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

Our reference: BEA250176

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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