



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £550,000

Benham
& Reeves

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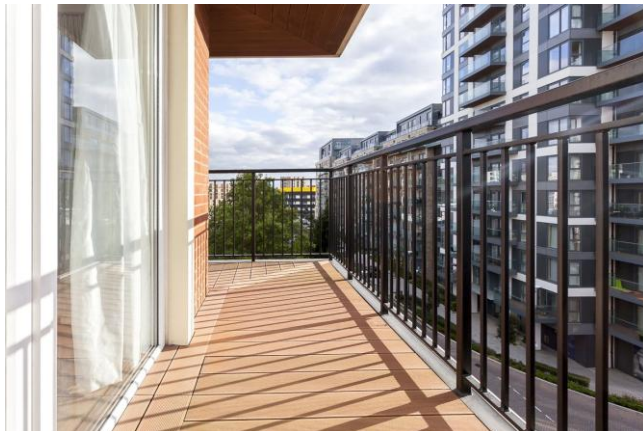
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located on the fourth floor of the prestigious Goldhawk House is this immaculate two bedroom, two bathroom apartment. The property boasts from a custom designed kitchen with back painted glass splashbacks, Vado spring tap and waste disposal unit, integrated Siemens and Neff appliances. 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, wood effect 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.



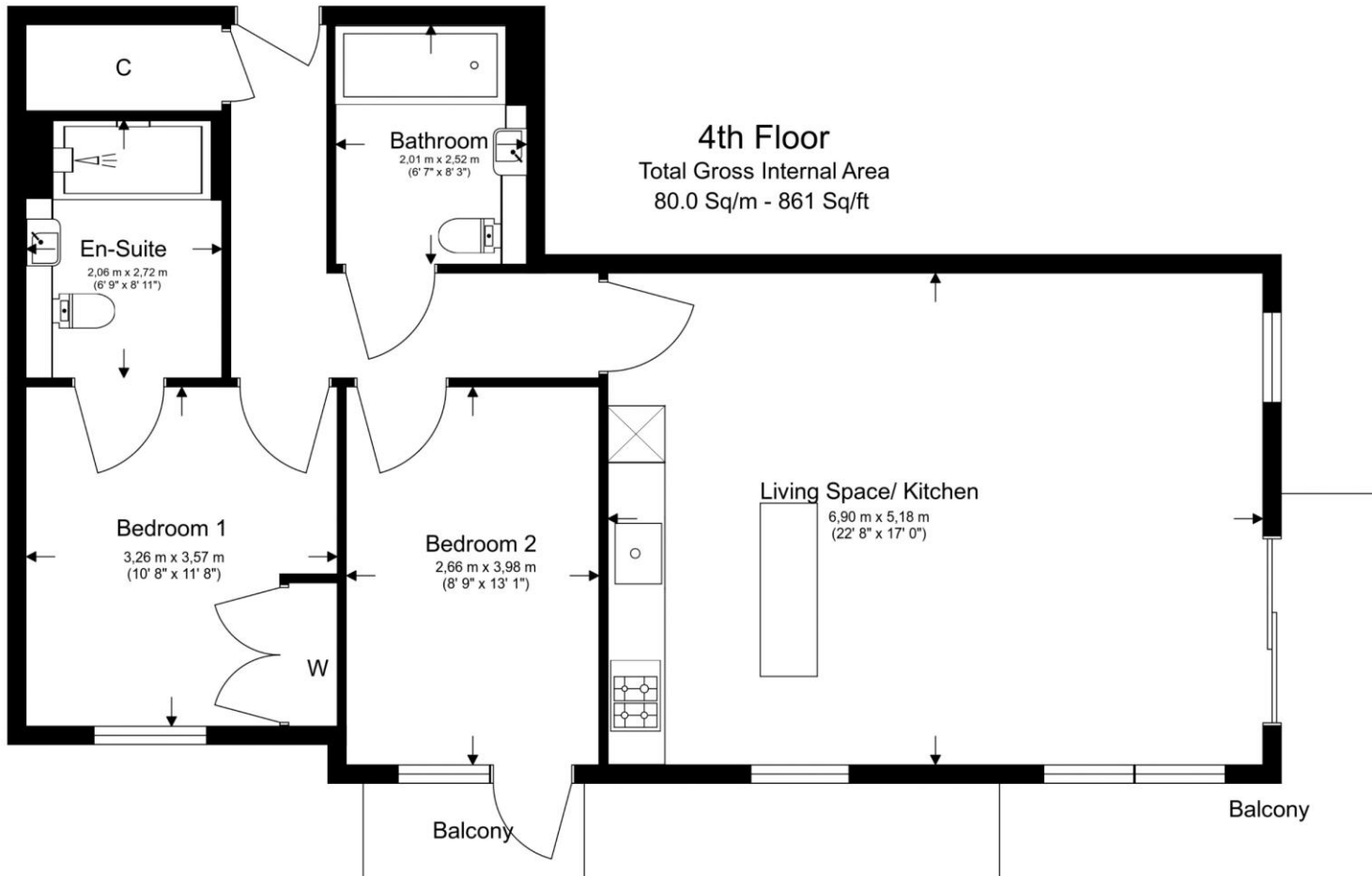
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Property Features:

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Asking Price:	£550,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£3,921.68 (per annum) For the year of 2026
Anticipated Rent:	£2,150.00 pcm Approx. 4.7% Yield

Viewings:

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

Our reference: BEA260035

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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