



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £570,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An immaculate sixth floor residence spanning a generous 809 square feet (approx.), wonderfully positioned to command peaceful, west-facing views over the beautifully landscaped courtyard gardens.

A standout feature of this premier layout is the seamless indoor-outdoor living provided by two distinct private balconies. The bright, open-plan reception and dining area features premium wood-effect flooring and a fully integrated kitchen with high-end NEFF appliances,

The bedrooms are equally sophisticated:

- The Principal Suite: A spacious, carpeted sanctuary complete with built-in wardrobes, integrated USB charging points, an interior-designed ensuite shower room with feature tiling, and its own exclusive morning balcony.
- The Second Bedroom: Enjoying a bright, west-facing aspect, this room boasts luxury fitted furniture bespoke-designed by Strachan. Combining high-end craftsmanship with intelligent storage, it offers ultimate flexibility as a premium double bedroom or an elite executive home workspace.

This exceptional home further benefits from a contemporary three-piece family bathroom , a dedicated utility room , ample integrated hallway storage , and a secure underground parking space.

Resort-Style Living & Community Amenities: Beyond the apartment, this property has exclusive, premier lifestyle amenities. This includes full access to the residents-only The Spa health club, featuring a state-of-the-art gym, indoor swimming pool, jacuzzi, and spa facilities. Additionally, the property benefits from close proximity to the beautifully maintained, residents-only private park located just across the road, offering an exclusive green escape. Unrivaled connectivity is provided by a short walk to Colindale Station (Northern Line), delivering direct, 24-hour weekend services to the City and West End in under 30 minutes.



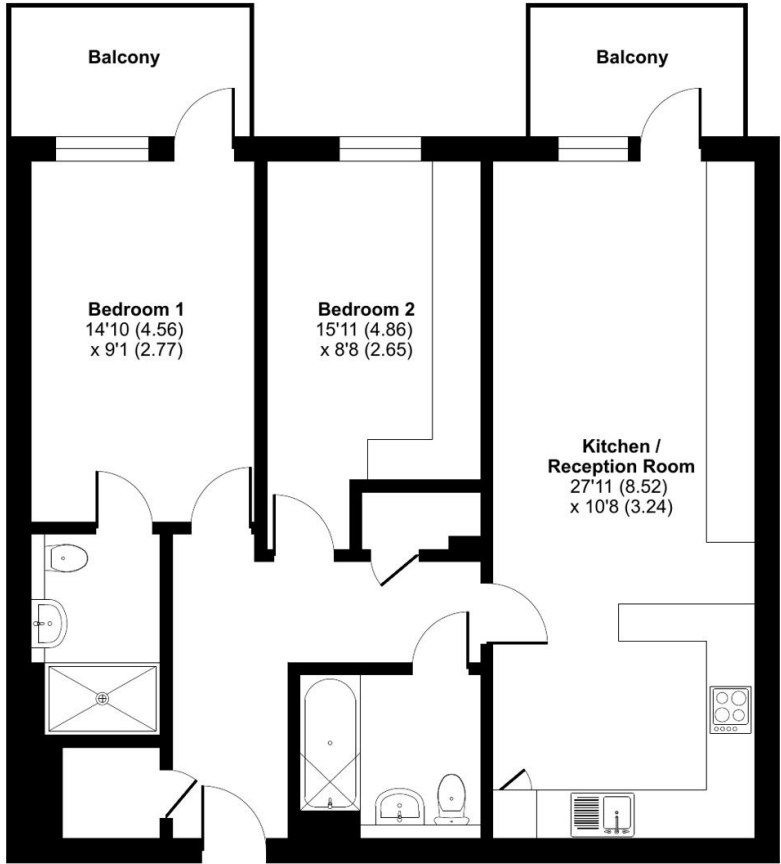


Property Features:

- Residents-Only Gym, Swimming Pool & Spa
- Secure Underground Parking By the Residents-Only Private Park
- Superb Two Bedroom Apartment (Approx. 809 SQFT)
- Two bathrooms (One Ensuite)
- Two Balconies Overlooking Landscaped Courtyard
- Bespoke Strachan Fitted Furniture
- Sixth Floor
- Colindale Tube Station (Northern Line)

Beaufort Square, London, NW9

Approximate Area = 809 sq ft / 75.1 sq m
For identification only - Not to scale



SIXTH FLOOR

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£570,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2026
Service Charge:	£3,517.74 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: BEA260109

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

