



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £550,000

 Benham
& Reeves

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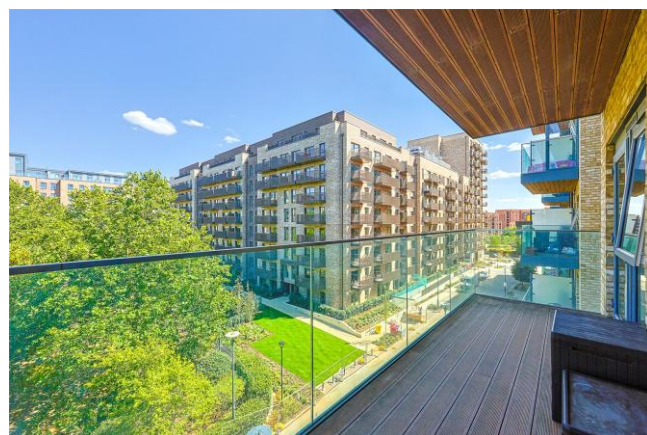
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An exceptional two bedroom apartment spanning a generous 822 square feet (approx.) and is set on the fourth floor with eastern views overlooking the beautifully landscaped Beaufort Square. The apartment benefits from two spacious carpeted bedrooms with the principle bedroom having the added luxury of access to a private balcony, built in wardrobes, USB charging points and Interior designed ensuite shower room with feature wall and floor tiles. The bright open planned kitchen diner compromises of fully integrated NEFF appliances, wood effect flooring and access to a private balcony. This immaculate home further benefits from a three piece family bathroom, ample storage, utility room and a secure underground parking space.

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.

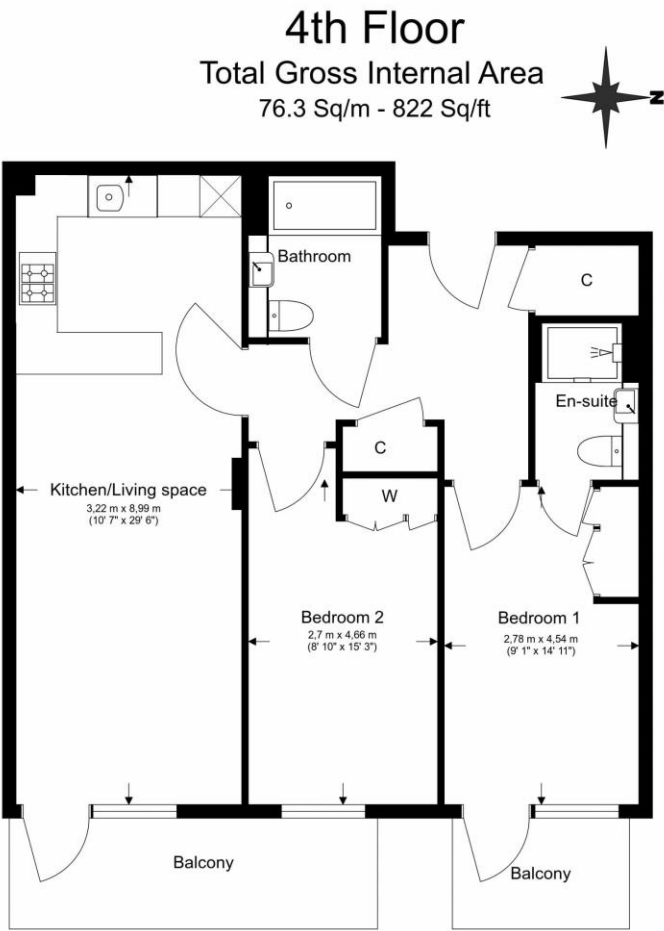


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Property Features:

- Chain Free
- Right To Park Included
- Superb Two Bedroom Apartment (Approx. 822 SQFT)
- Two bathrooms (One Ensuite)
- Two Balconies Overlooking Beaufort Square
- Fourth Floor
- Residents-Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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:	£550,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£400.00 (per annum) Review Period: 21 years Next Review: 01/06/2039 Increase: By RPI for the relevant year
Service Charge:	£3,600.00 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA260155

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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