



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £550,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: CHD250016

A stunning two-bedroom apartment situated on the 7th floor with Berkeley's Premier Spec throughout. This unique apartment benefits from a private balcony with South facing views over the landscaped parkland, a generous living space of 874 Sqft (Approx.), a fully integrated stylish kitchen with Neff appliances, a 3-piece family bathroom suite and a large double bedroom with fitted wardrobes.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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.

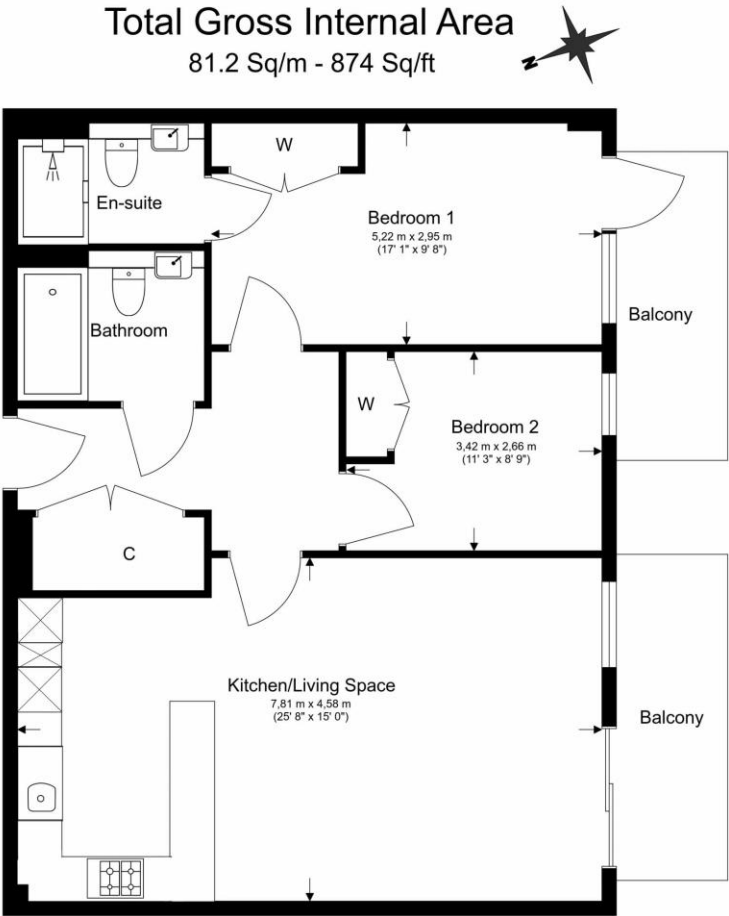


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Property Features:

- 2 Bathrooms
- 2 Bedrooms
- 24 Hour Estate Management
- 874 Square Feet (Approx.)
- 7th Floor
- Colindale Tube Station (Zone 4)
- Premier Specification
- Residents Only Gym & Spa
- South Facing
- Views over Beaufort Square



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Asking Price:	£550,000
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:	£4,793.06 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,200.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: CHD250016

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