



# Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £480,000

 Benham  
& Reeves



# Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: CHD250028

This first floor apartment spanning an impressive 928 square feet is built up of a custom designed kitchen with back painted glass splashbacks and integrated NEFF appliances. The living room has wood effect flooring and LED downlights to all rooms with a private south facing balcony overlooking Beaufort Square gardens. The two double bedrooms are carpeted with bedroom one having the added benefit of a built in wardrobe and stylist ensuite. The en-suite and family bathroom boasts from Villeroy and Boch chinaware, ceramic floor tiles and heated chrome towel rails. In addition, the property comes with electric panel heaters, integrated Sonos multi room audio system and colour video entry system.

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.

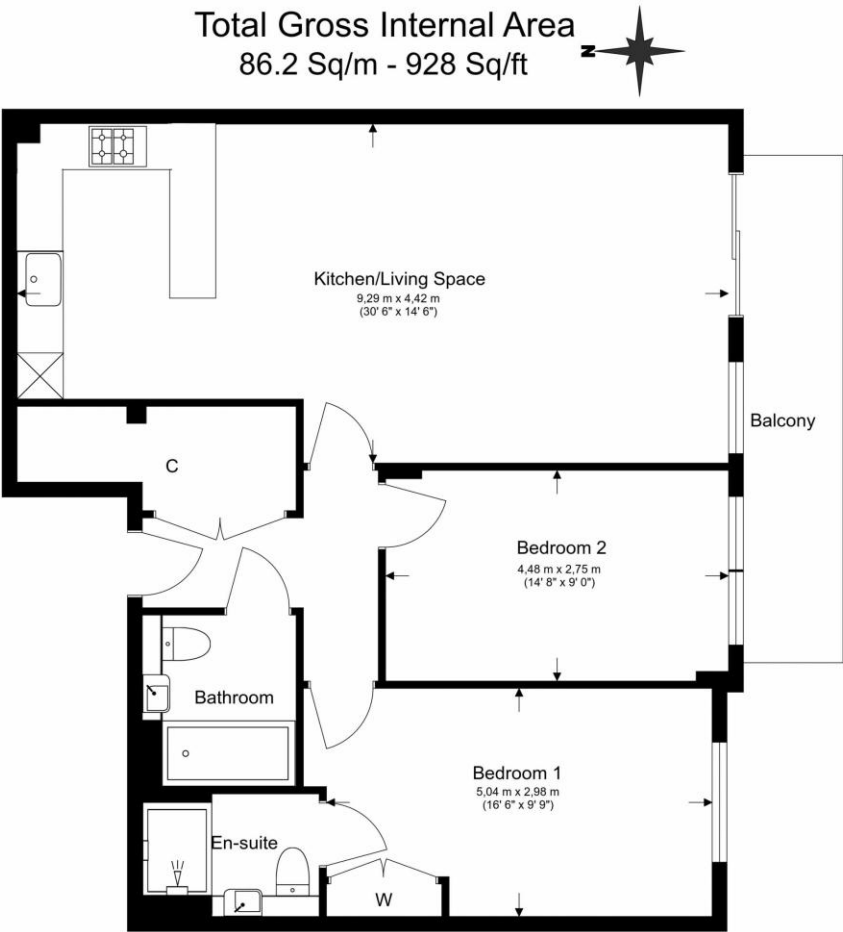


# Beaufort Square, Beaufort Park, Colindale, NW9



## Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- First Floor
- 928 Square Feet (Approx)
- Elite Specification
- South Facing Balcony Overlooking Beaufort Square Gardens
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)



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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 79 C      |
| 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:     | £480,000   |
| Tenure:           | Leasehold<br>Expires 24/12/3003<br>Approximately 978 Years Remaining                             |
| Ground Rent:      | £375.00 (per annum)<br>For the year of 2025<br>Next Review: December 2025<br>Next Increase: 100% |
| Service Charge:   | £3,884.30 approx. (per annum)<br>For the year of 2025  |
| Anticipated Rent: | £2,200.00 pcm<br>Approx. 5.5% Yield  |

## Viewings:

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

Our reference: CHD250028

T: 020 8732 7980  
E: beaufortpark.sales@benhams.com  
W: www.benhams.com

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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

