



Beaufort Square, Colindale, NW9

Asking Price: £500,000

Benham
& Reeves

Beaufort Square, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA210011

WITH PARKING Two-bedroom, two-bathroom apartment located on the third floor of Fairbank House, Beaufort Park Development. Spanning an approximate 887 square feet (approx.), this apartment comprises of a large living/dining area, private balcony leading out from the reception room and a sleek finished kitchen with integrated appliances such as fridge/freezer, hob and oven.

This well-presented apartment offers two generously sized bedrooms with a stylish en-suite in the master bedroom followed by fitted wardrobe space and fitted carpet. The second bedroom offers wardrobe space and a modern tiled finish three-piece family bathroom across the hall. Further benefits of the apartment include a storage/utility cupboard and video phone entry system.

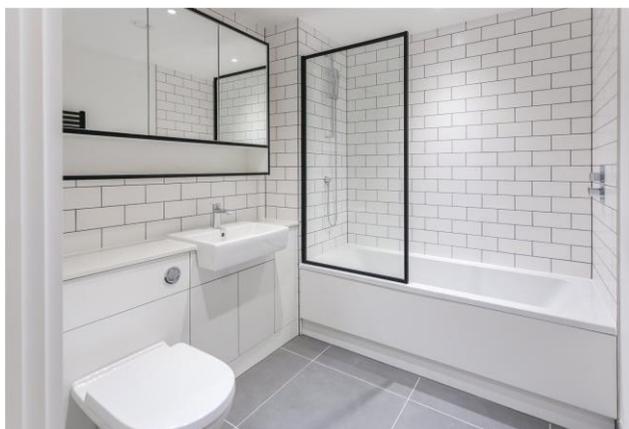
Further benefits included within the development include 24 hour estate management, on site restaurants and cafes, medical centre, residents' gym, with swimming pool, spa, and Jacuzzi. Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station can be found within close proximity, providing fast transport into Central London and The City.

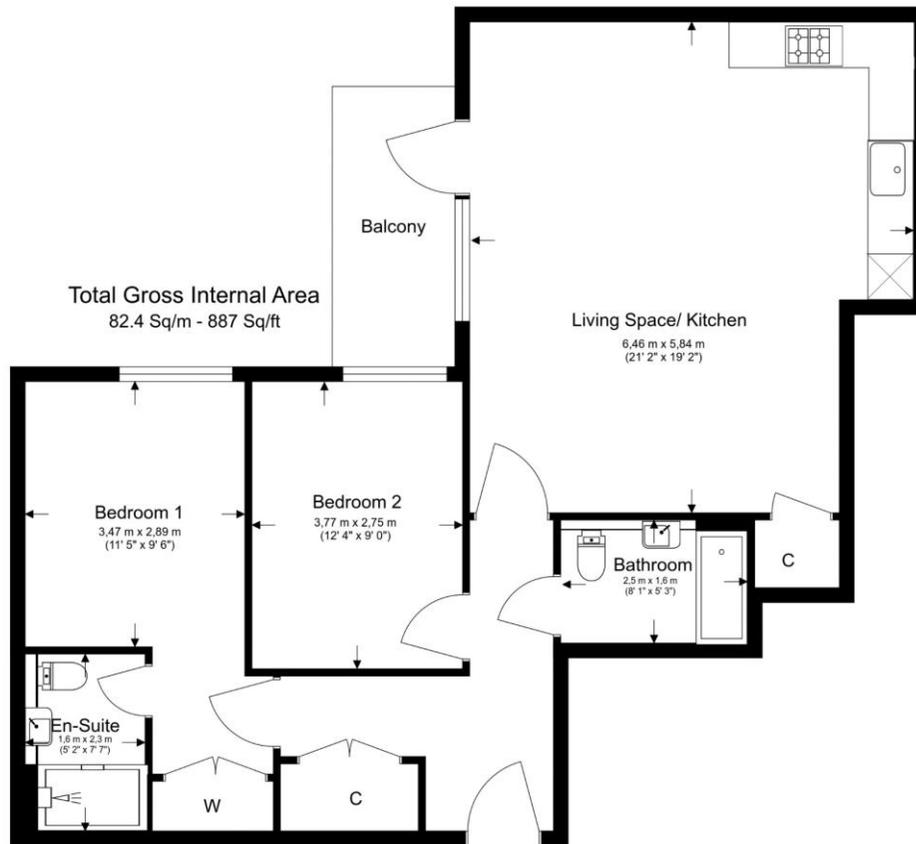




Property Features:

- With Parking
- Luxury and Modern
- Two Bathroom
- Two Bedroom
- 887 Square Feet (Approx.)
- Third Floor
- Private Balcony
- 24-Hour Estate Management
- Resident's Gym, Swimming Pool, Spa.
- Colindale Underground Station (Zone 4)





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	81	81
(69-80) C		
(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: £500,000

Tenure: Leasehold
Expires 24/12/3003
Approximately 980 Years Remaining

Ground Rent: £375 (per annum)
For the year of 2023
Ground Rent Next Review: 06/01/2041
Ground Rent Next Increase: RPI

Service Charge: £3800 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA210011

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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