



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £900,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Ref# BEA230266

Spanning an impressive 1140 square feet (approx.) is this eleventh floor, three bedroom apartment. The property consists of Berkeley's upgraded "Premier" spec and offers a custom designed kitchen with fully integrated Siemens appliances, bright and spacious living room which is naturally lit from its eastern aspect with views over the landscaped Beaufort Square, three double carpeted bedrooms with bedroom one and two having the added luxury of built in wardrobes and en-suites. Further benefits include private balconies to the living room and bedroom one, stylish three piece family bathroom, utility room with ample storage, parking for one car in the gated underground carpark.

Berkeley's premier spec offers quality like no other with the addition of comfort cooling to living space and bedrooms, engineered timber flooring, composite stone kitchen worktops, interior designed bathrooms and en-suites, with enlarged feature wall tiles and underfloor heating, and brushed stainless steel sockets and switches throughout.

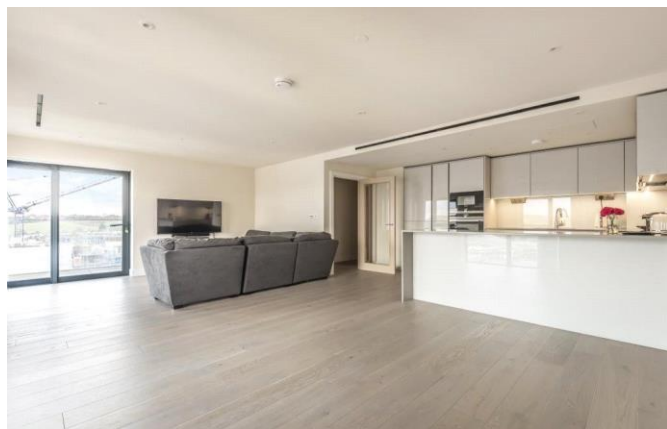
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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.

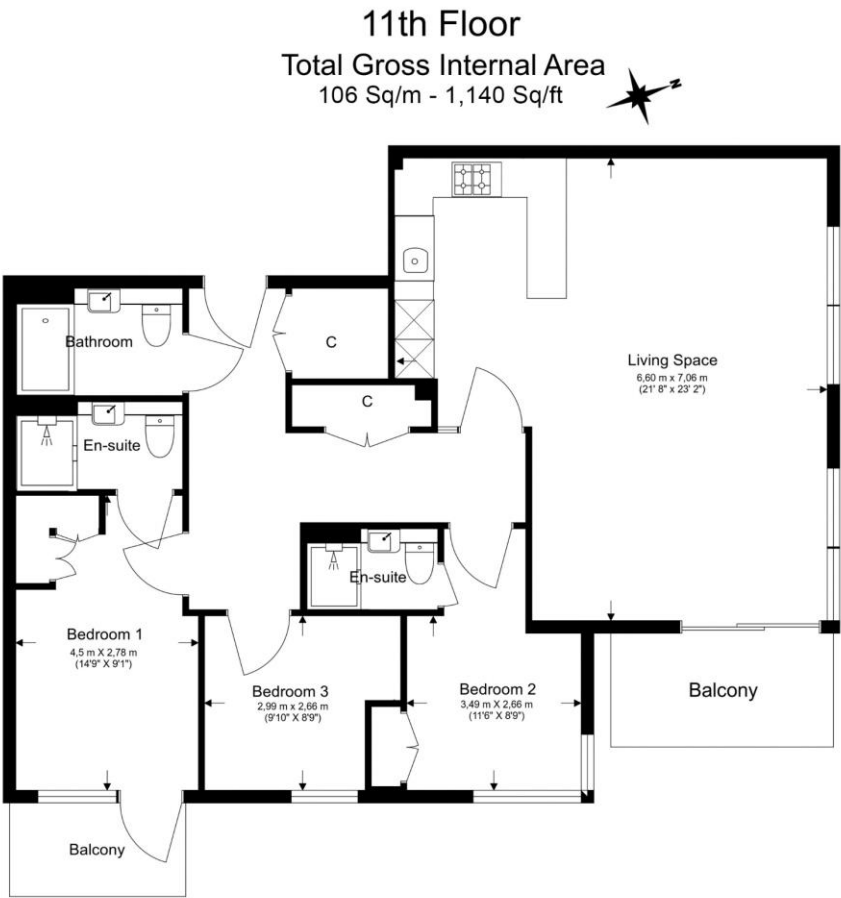




Property Features:

- “Premier Spec” Three Bedroom Apartment
- Secure Gated Carparking For One Vehicle
- Three Bathrooms
- Eleventh Floor
- 1140 Square Feet (Approx.)
- Eastern Aspect With Views Over Beaufort Square
- Residents Only Swimming Pool, Gym & Spa
- Colindale Tube Station (Northern Line)





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	76	76
(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:	£900,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 980 Years Remaining
Ground Rent:	£550 (per annum) 01/07/2023 - 30/06/2024 Ground Rent next Increase: RPI
Service Charge:	£6242.42 approx. (per annum) For the year of 2023

Viewings:

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

Our reference: BEA230266

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W: www.benhams.com

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