



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £650,000

 Benham
& Reeves

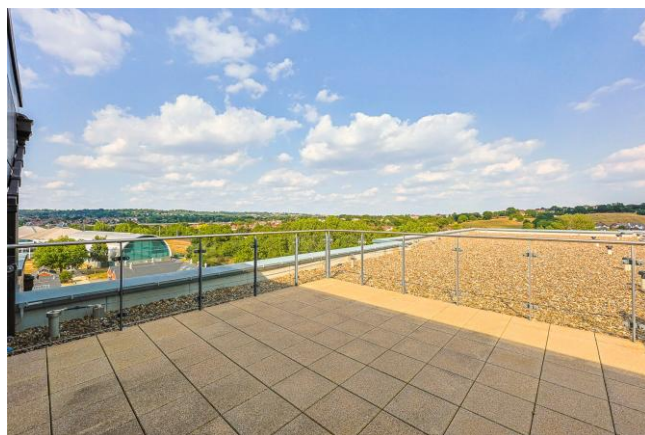
Beaufort Square, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

An exceptional three-bedroom home featuring Berkeley's "Premier Spec", offering the very finest in modern apartment living. Situated on the eighth (top) floor and spanning an impressive 1085 square feet (approx.) of internal living space, the property boasts a bespoke designed kitchen with composite stone worktops, back-painted splashbacks, and integrated Miele appliances. The reception room features comfort cooling, engineered timber flooring, and a dual aspect that enhances the bright, airy living space, with direct access to the impressive L-shaped private terrace, offering far-reaching views. All three bedrooms are carpeted and benefit from comfort cooling. Bedrooms one and two enjoy the added luxury of built-in wardrobes, private ensuite bathrooms, and direct access to private terraces. The ensuites and family bathroom are beautifully appointed with large-format feature wall tiles, tiled flooring, low-level vanity units with composite stone countertops, and Vado chrome taps. Further benefits of this immaculate home include the right to park one car within the secure gated car park, together with the advantage of no onward chain.

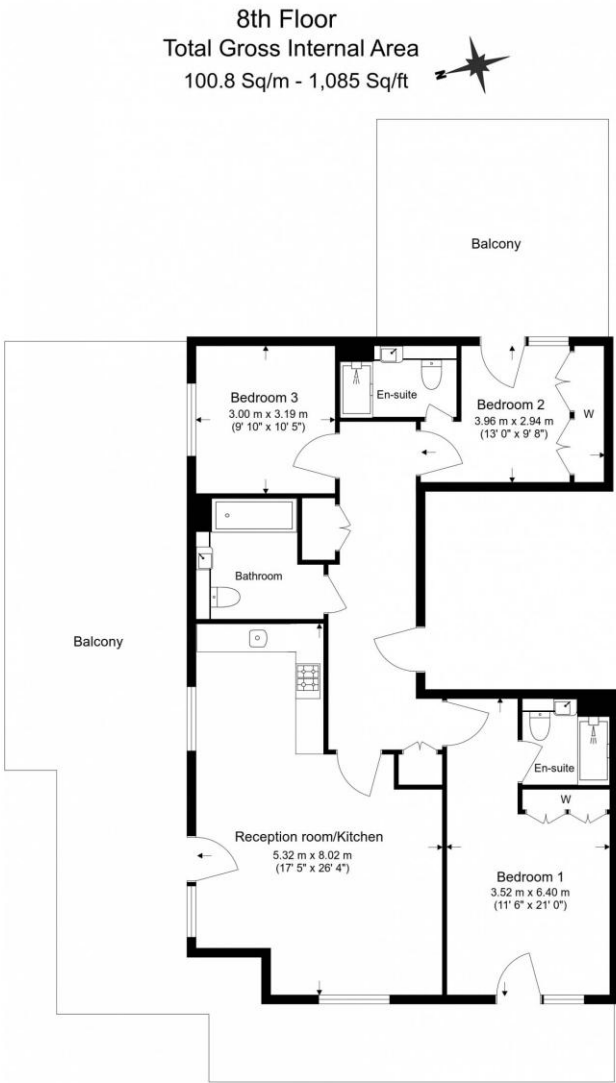
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including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

- Chain Free
- Right To Park Included
- Eight (Top) Floor
- Two Large Private Terraces
- Comfort Cooling
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 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:	£650,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£550.00 (per annum) Review Period: 21 years Next Review: 01/06/2041 Increase: By RPI for the relevant year
Service Charge:	£6,489.96 (per annum) For the year of 2026
Anticipated Rent:	£3,200.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: CHD250011

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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