



## Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £400,000

 Benham  
& Reeves



# Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom  1 Bathroom  Leasehold

Ref# NIN220044

A stunning one-bedroom one-bathroom modern apartment situated on the second floor of Fairbank House in the highly sought-after Beaufort Park development in Colindale. The apartment spans a generous 551 square feet (approx.) and is abundant in light, with direct access to a large private terrace with courtyard views and is within 15 minutes' travel to Central London.

The property layout encompasses: a spacious and bright open-plan living area with a fully fitted kitchen and integrated appliances, direct access to a substantial private terrace, a stylish double bedroom with fitted wardrobes, a family three-piece bathroom suite and an additional built-in storage cupboard.

Further benefits 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 is just a short walk away, offering Northern Line Services into Central London, The City and King's Cross St. Pancras for international transfers. This service also provides night tube.



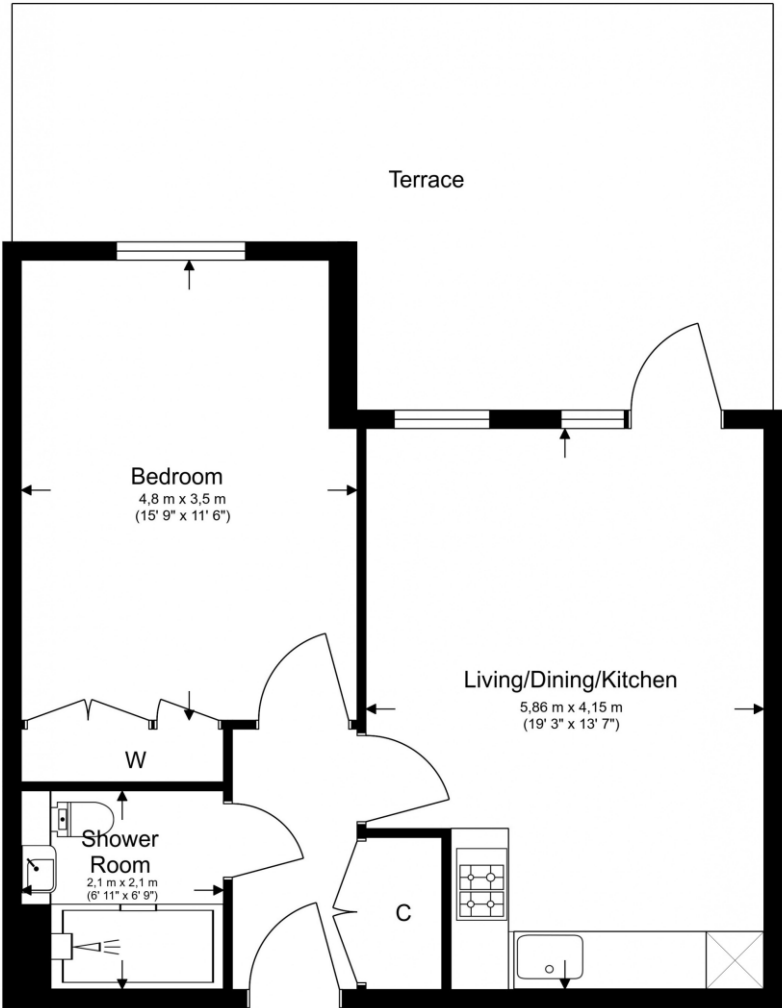


## Property Features:

- Modern and Luxurious Finish
- One Bathroom
- One Bedroom
- 2nd Floor
- 551 Square Feet (Approx.)
- Open Plan Living/Kitchen Area
- Extra Storage Space
- Large Private Terrace
- Residents Only Gym and Spa
- 24-Hour Estate Management
- Colindale Underground Station (Zone 4)



Total Gross Internal Area  
51.2 Sq/m - 551 Sq/ft



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:	£400,000
Tenure:	Leasehold Expires 24/12/3003 981 Years and 6 Months Remaining
Ground Rent:	£300 (per annum) For the year of 2023
Service Charge:	£2312 approx. (per annum) For the year of 2023

## Viewings:

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

Our reference: NIN220044

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

### London

Canary Wharf  
City  
Colindale  
Dartmouth Park  
Ealing  
Fulham  
Hammersmith

Hampstead  
Highgate  
Hyde Park  
Kensington  
Kew  
Knightsbridge  
Nine Elms

Shoreditch  
Surrey Quays  
Wapping  
White City  
Woolwich

### International

China  
Hong Kong  
India  
Malaysia  
Middle East  
Singapore  
South Africa

