



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £290,000

 Benham
& Reeves

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& Reeves

 Studio

 1 Bathroom

 Leasehold

Ref# BEA240011

Spanning a comfortable 323 square feet (approx.) is this contemporary studio apartment on the first floor of Fairbank House, Beaufort Park. The property boasts a kitchen with integrated appliances, living area with access to a private balcony offering northern views over Royce Avenue, and a stylish shower suite. Further benefits include a utility cupboard with a washing machine, garbage shoot in communal corridor and no onward selling chain.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.



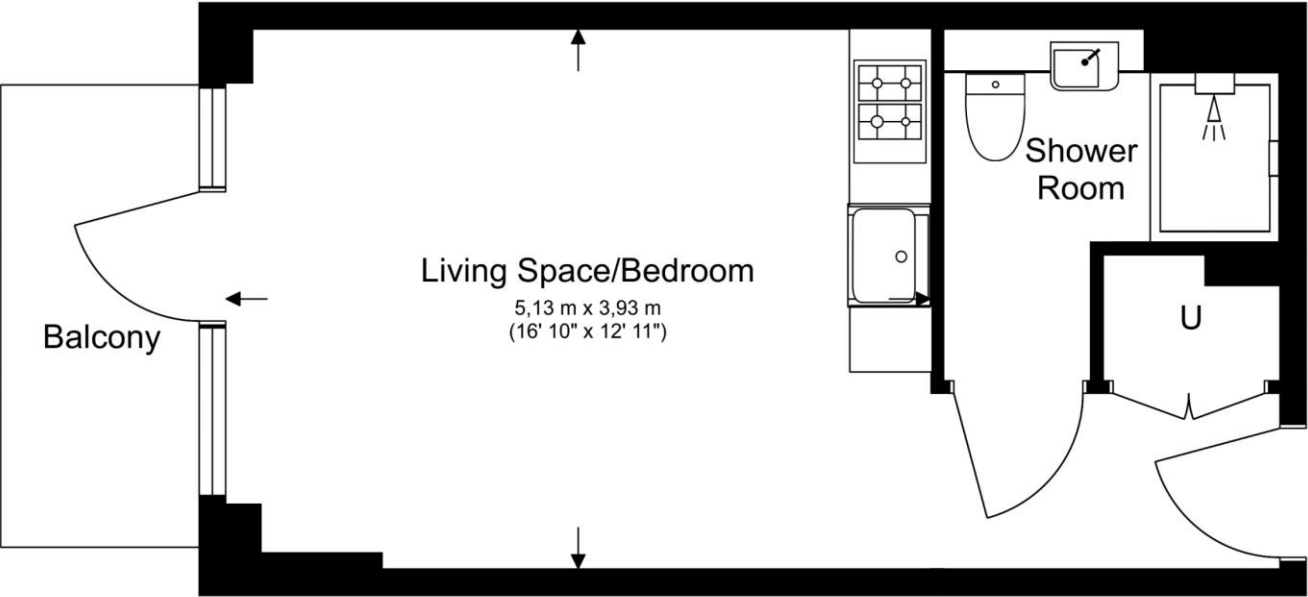


Property Features:


- Studio Apartment
- Chain Free
- First Floor
- 323 Square Feet (Approx)
- Views Over Royce Avenue
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



First Floor
Total Gross Internal Area
30 Sq/m - 323 Sqft



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	84	84
(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:	£290,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2024 Next Increase: RPI
Service Charge:	£1,329.96 approx. (per annum) For the year of 2024

Viewings:

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

Our reference: BEA240011

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

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