



Benham & Reeves

Beaufort Square, Beaufort Park, NW9

£542 per week, £2,350 per month + fees

 2 Bedrooms

 2 Bathrooms

 Furnished

****ON SITE AGENT****

Newly built two bedroom apartment offering an open plan living area with a fully fitted kitchen leading onto a private balcony, as well as one en-suites and a family bathroom, free access to the resident's gym and spa and much more..

The property is also situated 0.4 miles to Colindale underground station (Northern Line) EPC - C

Please [click here](#) for full detail

Property features

Selection of amenities on site | Well tended communal gardens | Private balcony | Tastefully furnished | Situated within Beaufort Park development in Colindale NW9 | EPC-C | 24 Hours Estate Management/ New build | Free resident's gym, swimming pool, spa and jacuzzi | 0.4 miles to Colindale underground station

For more information about this property,
please call our Colindale branch on

020 8732 7980

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhams.com/membership/>



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5/5/2015 12:38 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 40 Argent House
100-102 Gloucester Road
LONDON
London WC1

Energy rating: **C** Valid until: 5 March 2028

Car古代 in meter: 8007 405-100-407-778

Property type: Mid-Floor Flat

Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/406177/guidance.pdf

Energy efficiency rating for this property

This property's current energy rating is C. It has the潜力 to be B.

See how to increase this property's energy performance.

Score: Energy rating

Score	Energy rating	Current	Potential
88-100	A	88	92
76-87	B	76	80
64-75	C	64	70
52-63	D	52	58
39-51	E	39	45
27-38	F	27	33
1-26	G	1	7

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

The average energy rating is D
The average energy score is 60

<http://findenergycertificate.service.gov.uk/energy-certificate/8007-405-100-407-778/>

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