



# Beaufort Square, Beaufort, Colindale, NW9

Asking Price: £405,000



# Beaufort Square, Beaufort, Colindale, NW9

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A stylish Manhattan apartment facing east over the landscaped internal courtyards from the 3rd floor of the sought after Goldhawk House, Beaufort Park. Spanning an impressive 532 square feet (Approx.) the apartment benefits from a 3 piece family bathroom, fully integrated kitchen with NEFF appliances, spacious bedroom, private balcony and secure underground parking.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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.



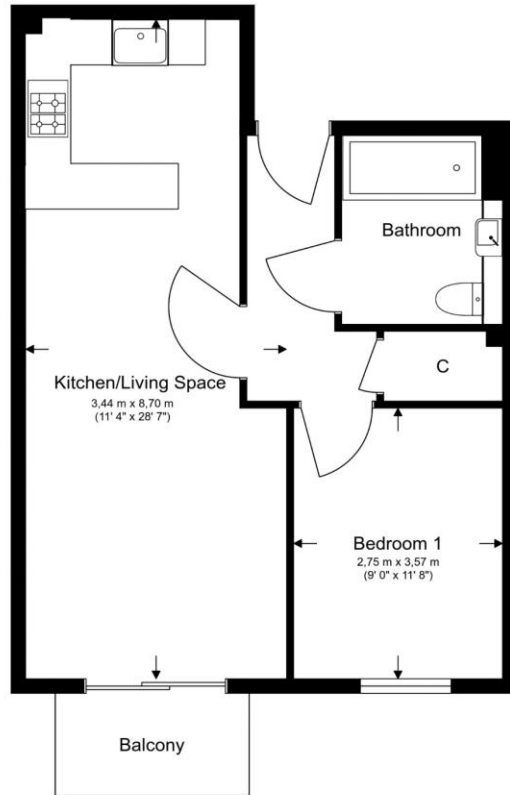


## Property Features:

- Right To Park Included
- Manhattan Apartment
- 532 Square Feet (Approx.)
- First Floor
- East Facing Balcony
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Total Gross Internal Area  
49.4 Sq/m - 532 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | <b>74</b>                  | <b>74</b> |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                 |  |
|-----------------|--|
| Asking Price:   | £405,000   |
| Tenure:         | Leasehold<br>Expires 24/12/3004<br>Approximately 980 Years Remaining                 |
| Ground Rent:    | £275 (per annum)<br>For the year of 2024<br>Next Review: 2025<br>Next Increase: 100% |
| Service Charge: | £2353.38 approx. (per annum)<br>For the year of 2024                                 |

## Viewings:

All viewings are by appointment only through our China Desk Office.

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