



# Beaufort Park, Colindale, NW9

Asking Price: £320,000

Benham  
& Reeves

# Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA210156

A modern one bedroom, one bathroom apartment with secure parking and access to residents' spa and gymnasium. Located on the third floor, the property boasts views down onto the residents' garden. It is set within the highly sought after Beaufort Park development close to Colindale station and amenities. It is finished to the highest standard and has is beautifully maintained, providing light and spacious accommodation with stylish interiors throughout, including a large open plan reception/kitchen with private balcony. Features include fully integrated appliances (dishwasher, microwave, oven/grill, electric hob with overhead extraction fan, fridge/freezer, waste disposal unit), The development itself further boasts concierge services, attractive communal gardens, and residents' gym.

Accommodation comprises entrance hall with a deep inbuilt storage cupboard, leading into the bright and spacious open plan reception/kitchen, with sliding doors out onto the balcony, and ample space for relaxing and dining. There is a generous double bedroom with a large inbuilt wardrobe, and a stylish bathroom with modern suite and elegant tiling.

The property is very conveniently located just a short distance from Colindale station, as well as regular bus routes and vehicular access onto the A1, and M1. Brent Cross Shopping Centre is within easy access, as well as a range of local shops nearby.

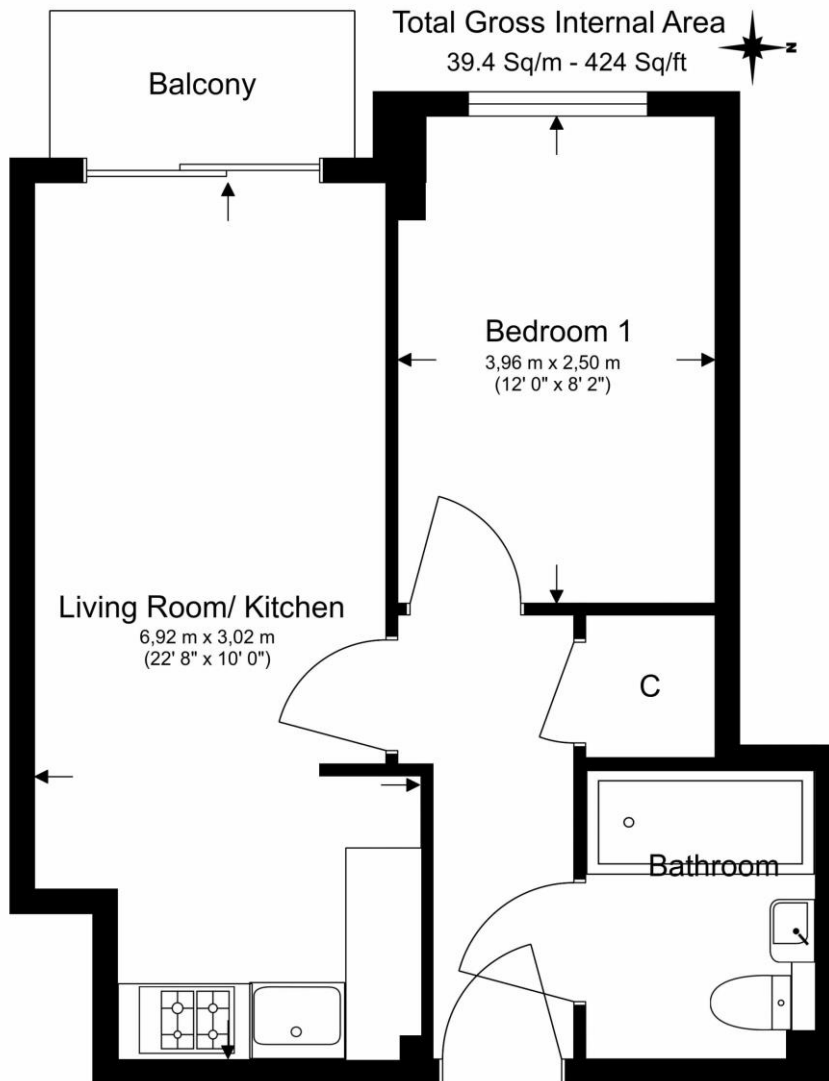




## Property Features:

- 1 Bathroom
- 1 Bedroom
- 24 Hour Estate Management
- 3rd Floor
- 424 Square Feet (Approx.)
- Residents' Only Gym & Swimming Pool
- Secure Underground Parking Included
- West Aspect with views over Internal Gardens





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>78</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 2002/91/EC	

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.

## Terms & Conditions:

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

Asking Price:	£320,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£3,235.00 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,550.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: BEA210156

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