



# Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £350,000

 Benham  
& Reeves

# Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA230014

Situated on the first floor of the Fairbank House is this one bedroom apartment spanning an impressive 539 Square Feet (Approx.). The apartment boasts a custom designed kitchen with integrated appliances and an open plan living area with access to a west facing balcony, a carpeted and spacious bedroom with fitted wardrobes with a private balcony also facing west, a stylish 3 piece family bathroom suite.

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.





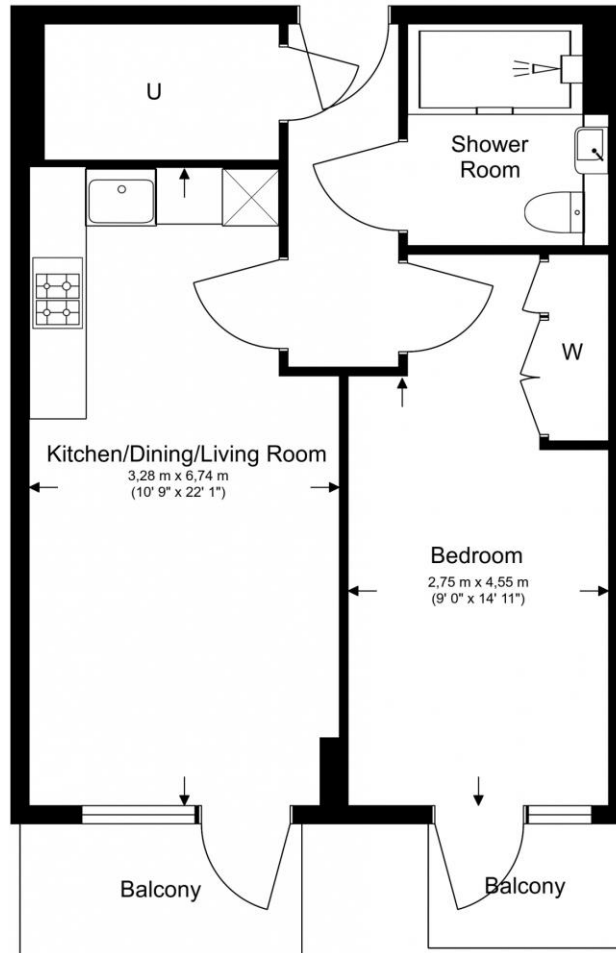
## Property Features:

- One Bedroom Apartment
- Two Balconies
- First Floor
- 539 Square Feet (Approx.)
- West Facing
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



## First Floor

Total Gross Internal Area   
 50.1 Sq/m - 539 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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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	

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## Terms & Conditions:

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

Price Reduced      £350,000

to:

Tenure:              Leasehold  
Expires 24/12/3004  
Approximately 980 Years Remaining

Ground Rent:      £300.00 (per annum)  
For the year of 2024  
Next Review: 2041  
Next Increase: RPI

Service Charge:    £2,112.00 approx. (per annum)  
For the year of 2024

Anticipated Rent:    £1,800.00 pcm  
Approx. 6.2% Yield

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 its 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.

## Viewings:

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

Our reference: BEA230014

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

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

