



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £415,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240268

****Parking Included**** A stylish one bedroom apartment spanning an impressive 546 square feet (Approx.). The property is situated on the seventh floor and offers east facing views over the beautifully landscaped resident gardens from its private balcony. This bright and spacious apartment benefits from wood effect flooring to the living areas, a custom-designed fitted kitchen with slimline laminate kitchen worktop benefiting from a feature tile splashback, integrated fridge / freezer, dishwasher, oven and touch control induction hob. A modern 3 piece tiled family bathroom, a sizeable bedroom area with built in wardrobes.

North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being 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.



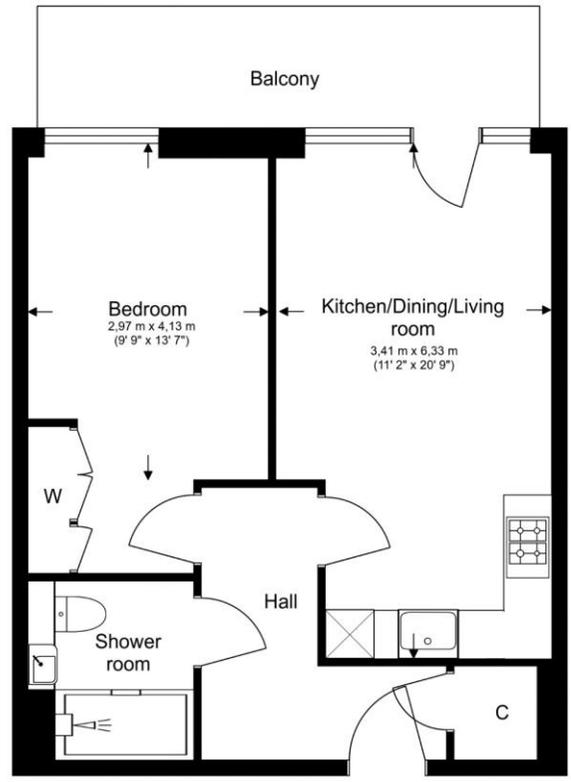
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Property Features:

- Right To Park Included
- Stylish One Bedroom Apartment
- Seventh Floor
- 546 Square Feet (Approx.)
- East Facing With Views Over Landscaped Gardens
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
50.7 Sq/m - 546 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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:	£415,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£0.00 (per annum) For the year of 2025 Next Review 2041 Next Increase: RPI for the relevant year
Service Charge:	£2,000.00 (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: BEA240268

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