



# Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £425,000

 Benham  
& Reeves

# Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240284

Facing west over Beaufort Square the apartment benefits from an abundance of natural light to flood through. Situated on the first floor and spanning across 539 square feet this home is built up of a stylish kitchen with composite stone worktop and integrated Smeg appliances. The bedroom is carpeted and benefits from a built in wardrobe with drawers, shelf and rail, and has direct access to a private balcony. The 3 piece family bathroom has the upgraded spec of a feature mirrored wall cabinet with composite stone worktop.

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.



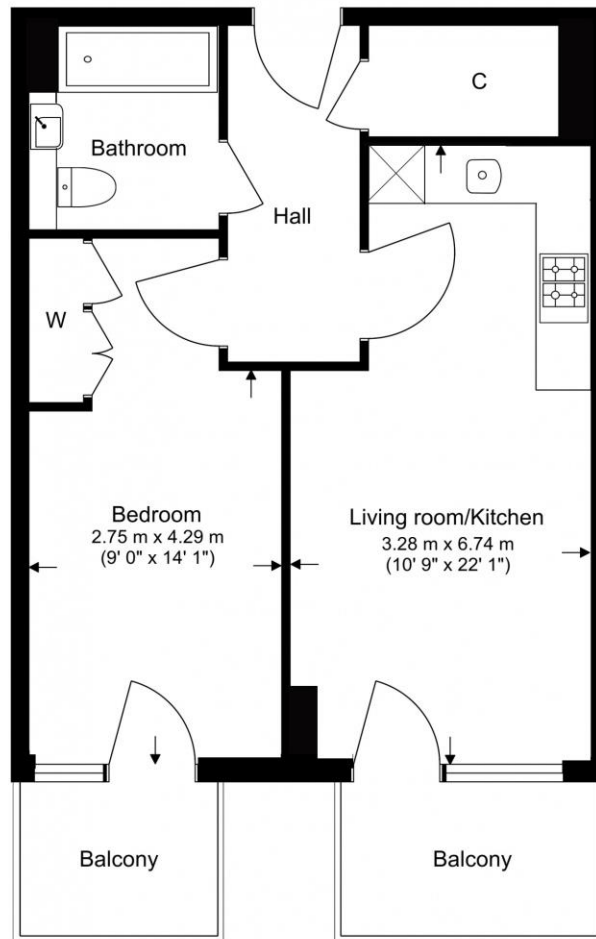


## Property Features:

- Stylish One Bedroom Apartment
- First Floor
- 539 Square Feet
- Two West Facing Balconies Over Beaufort Square
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Chain Free



Total Gross Internal Area  
50.1 Sq/m - 539 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£425,000
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:	£1,882.56 (per annum) For the year of 2024
Anticipated Rent:	£1,650.00 pcm Approx. 4.7% Yield

## Viewings:

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

Our reference: BEA240284

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