



# Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £400,000

Benham  
& Reeves



# Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250073

A stunning one bedroom apartment spanning an impressive 542 square feet (Approx.). The property is situated on the second floor and offers a 67 square foot private balcony with views over RAF Museum and Listed Watchtower. 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 stylish three piece tiled shower room, a sizeable carpeted bedroom 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.



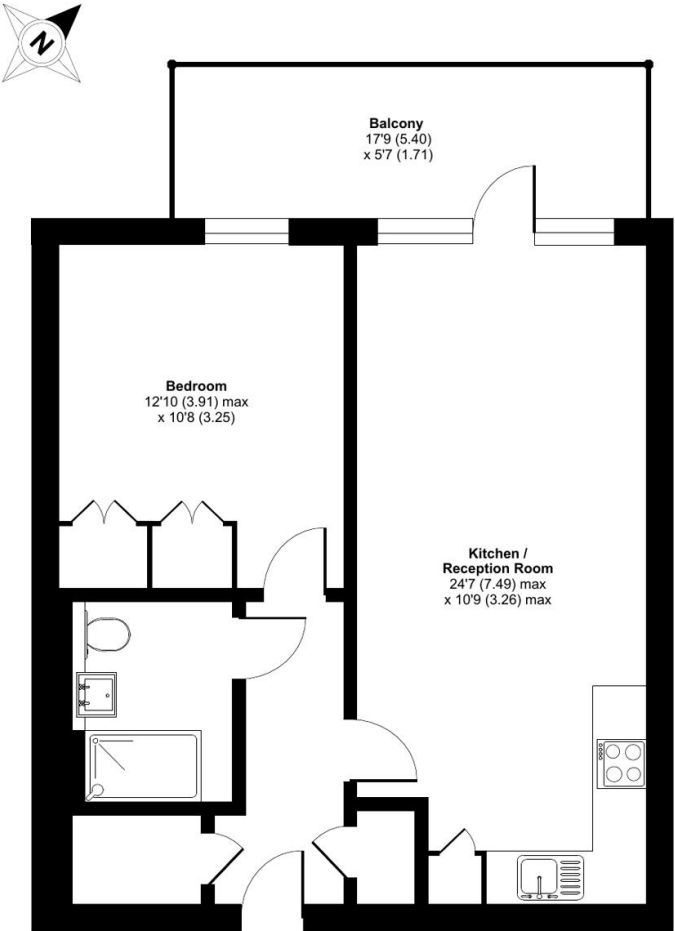


## Property Features:

- Stunning One Bedroom Apartment
- Second Floor
- Circa. 542 Square Feet
- Stylish Shower Room
- 67 Square Foot Private Balcony
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

## Beaufort Square, London, NW9

Approximate Area = 542 sq ft / 50.3 sq m  
 For identification only - Not to scale



SECOND FLOOR

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:	£400,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025 Next Review: 2041 Next Increase: By RPI for the relevant year
Service Charge:	£1,993.78 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,750.00 pcm Approx. 5.2% Yield

## Viewings:

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

Our reference: BEA250073

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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