



Beaufort Square, Beaufort Park, Colindale, NW9

Offers Over: £385,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# NIN220044

A stunning one-bedroom one-bathroom modern apartment situated on the second floor of Fairbank House in the highly sought-after Beaufort Park development in Colindale. The apartment spans a generous 551 square feet (approx.) and is abundant in light, with direct access to a large private terrace with courtyard views and is within 15 minutes' travel to Central London.

The property layout encompasses: a spacious and bright open-plan living area with a fully fitted kitchen and integrated appliances, direct access to a substantial private terrace, a stylish double bedroom with fitted wardrobes, a family three-piece bathroom suite and an additional built-in storage cupboard.

Further benefits within the development include 24 hour estate management, on site restaurants and cafes, medical centre, residents' gym, with swimming pool, spa, and Jacuzzi. Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station is just a short walk away, offering Northern Line Services into Central London, The City and King's Cross St. Pancras for international transfers. This service also provides night tube.

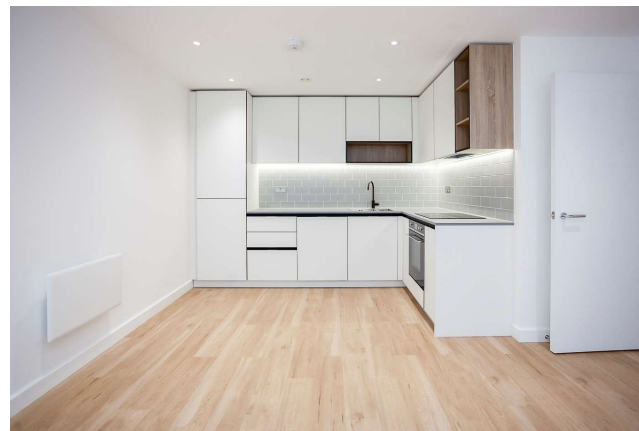
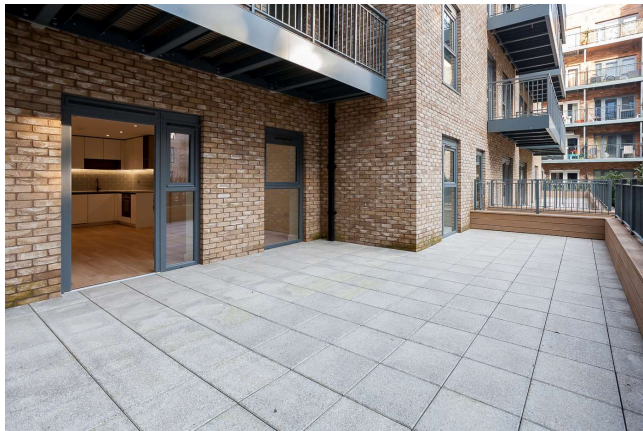


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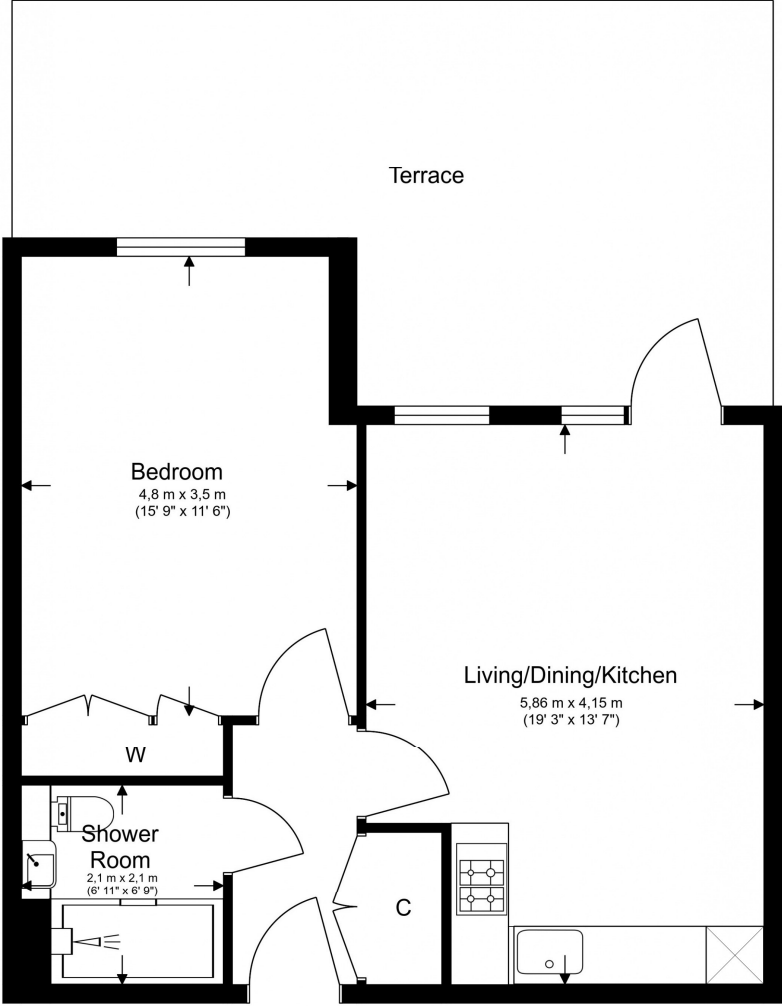


Property Features:

- Modern and Luxurious Finish
- One Bathroom
- One Bedroom
- 2nd Floor
- 551 Square Feet (Approx.)
- Open Plan Living/Kitchen Area
- Extra Storage Space
- Large Private Terrace
- Residents Only Gym and Spa
- 24-Hour Estate Management
- Colindale Underground Station (Zone 4)



Total Gross Internal Area
51.2 Sq/m - 551 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.

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Terms & Conditions:

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

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Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024 G/R Increase: RPI
Service Charge:	£2,155.46 (per annum) For the year of 2024
Anticipated Rent:	£0.00 pcm Approx. 0.0% Yield

Viewings:

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

Our reference: NIN220044

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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