



Beaufort Square, Colindale, NW9

Asking Price: £400,000

 Benham
& Reeves

Beaufort Square, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA240182

Spanning an impressive 520 square feet (approx.) is this modern one bedroom, one bathroom apartment. Set on the third floor, this apartment boasts from a custom designed kitchen with slimline laminate worktop, feature tile splashback and integrated appliances. The open planned living room is flooded with natural light from its southernly aspect and access to a private balcony. The spacious carpeted bedroom boasts from a fitted wardrobe and large south facing window. The stylishly fitted three piece bathroom suite consists of fully tiled walls and floor. Further benefits consist of no onward chain, long lease and new home guarantee.

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:

- Stylish One Bedroom Apartment
- 520 Square Feet (Approx.)
- South Facing Balcony
- Third Floor
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)
- Chain Free

Total Gross Internal Area
48.3 Sq/m - 520 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	82	82
(69-80) C		
(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:	£400,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2024 Next review: 2041 Ground Rent Increase: RPI
Service Charge:	£1,883 approx. (per annum) For the year of 2024
Anticipated Rent:	£1,650.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA240182

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