



Beaufort Square, Colindale, NW9

Price Reduced to: £365,000

 Benham
& Reeves

Beaufort Square, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spread across an impressive 562 square feet (approx.) of luxury living space is this one bedroom apartment situated on the second floor. The apartment is bright and airy which boasts from a custom designed kitchen with integrated appliances, open plan living room with access to a private terrace overlooking the landscaped gardens, a double bedroom which is carpeted and benefits from a fitted wardrobe, a stylish three piece family bathroom and a utility cupboard offering ample storage. In addition, the apartment comes with the right to park for one car, video entry system and lifts to all floors.

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.

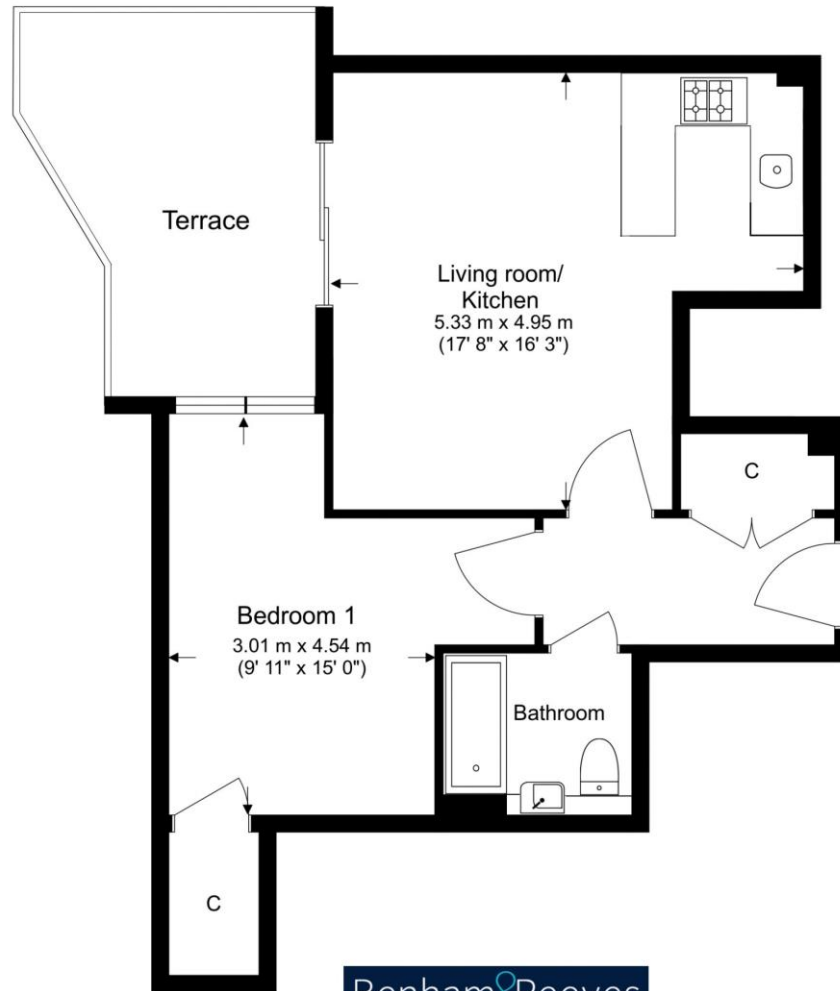




Property Features:

- Parking Included
- Luxury One Bedroom Apartment
- 562 Square Feet (Approx.)
- Second Floor
- Private Terrace Overlooking Landscaped Gardens
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
52.2 Sq/m - 562 Sq/ft



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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		
(55-68) D	61	62
(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.

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to:

Tenure: Leasehold
Expires 24/12/3004
Approximately 980 Years Remaining

Ground Rent: £275.00 (per annum)
For the year of 2024
Next Review: 2025
Next Increase: 100%

Service Charge: £2,208.00 approx. (per annum)
For the year 2024

Anticipated Rent: £1,550.00 pcm
Approx. 5.1% Yield

Viewings:

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

Our reference: BEA240260

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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