



Beaufort Square, Colindale, NW9

Price Reduced to: £350,000

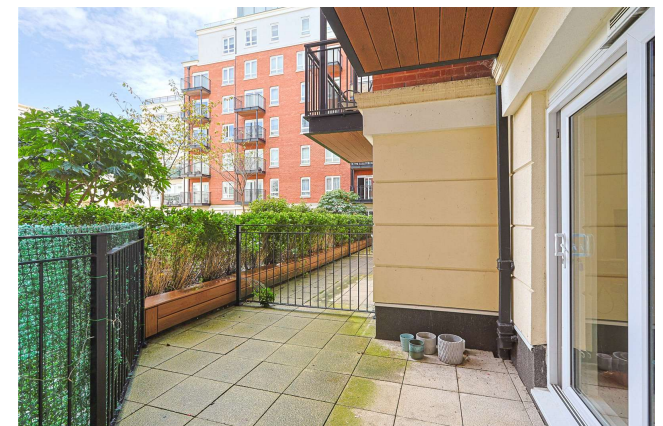
Benham
& Reeves

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.

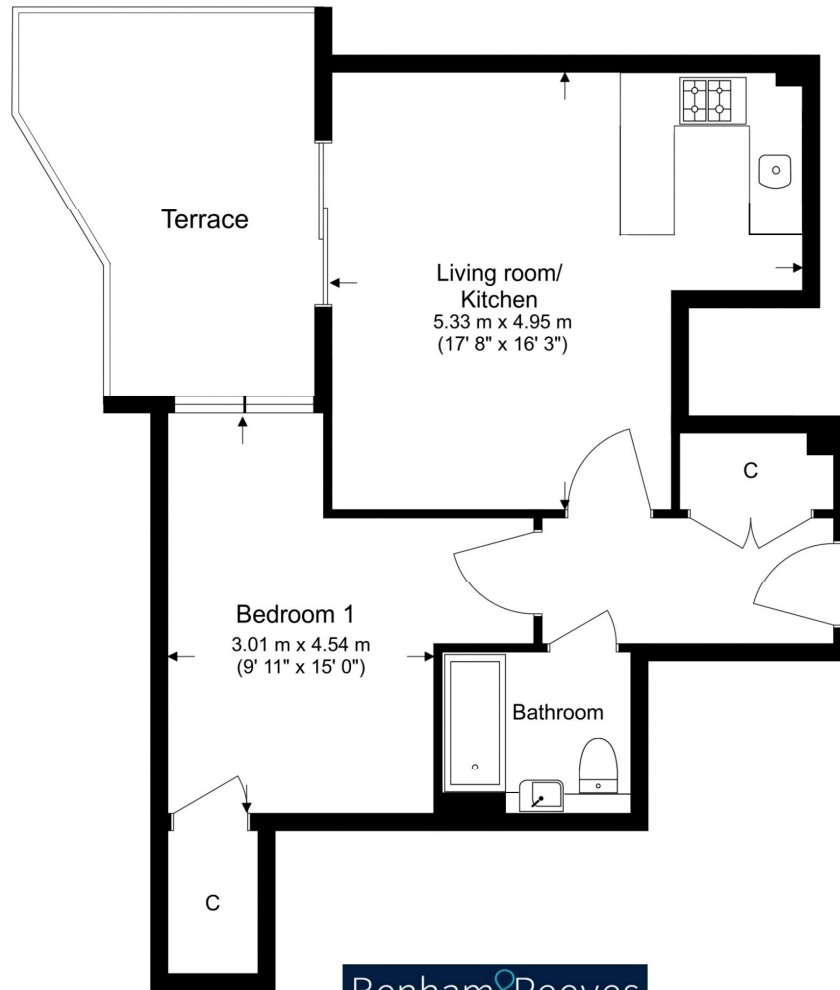




Property Features:

- 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



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(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	

Terms & Conditions:

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

Price:	£350,000
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 (per annum) For the year 2024
Anticipated Rent:	£1,550.00 pcm Approx. 5.3% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Viewings:

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

Our reference: BEA240260

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