



# Beaufort Square, Colindale, NW9

Asking Price: £400,000

 Benham  
& Reeves



# Beaufort Square, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish Manhattan style apartment spanning an impressive 462 square feet (Approx.). The property is situated on the ground floor and offers west facing views over the beautifully landscaped Beaufort Square from its 135 square foot terrace. 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 modern 3 piece tiled family bathroom, a sizeable bedroom area with three screened sliding doors.

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.



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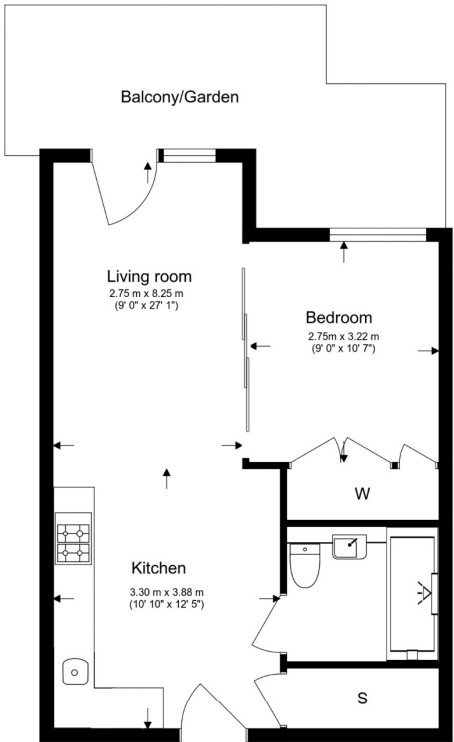


## Property Features:

- Luxurious Manhattan Style Apartment
- Ground Floor
- Circa. 462 Square Feet
- Private West Facing 135 SQFT Terrace
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)
- Chain Free

## Total Gross Internal Area

43 Sq/m - 462 Sq/ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.



## 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:	£275.00 (per annum) Increase: By RPI for the relevant year
Service Charge:	£1,870.80 (per annum) for the year 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: CHN240020

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

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