



# Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £750,000

 Benham  
& Reeves

# Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230127

Situated on the ninth floor of the prestigious Argent House is this premier spec two bedroom apartment spanning an impressive 921 square feet (approx.). This luxurious apartment boasts from a custom designed kitchen with back painted glass splashbacks and is fully integrated with Siemens appliances. The open planned living room is well lit from its South/South West facing aspect and has access to a large private terrace and balcony overlooking the landscaped courtyard. Both bedrooms are carpeted and have fitted wardrobes, bedroom one has the added luxury of a private balcony and en-suite. The En-suite and family bathroom benefit from enlarged feature wall tiles, Vado chrome finished mixer set to shower enclosure and a feature mirrored vanity cabinet.

The apartment is upgraded to St Georges Premier Spec which includes the luxury of comfort cooling to living space and bedrooms, flush finished veneer internal doors with clear glazed panel to living space, engineered timber flooring to living space, kitchen and hallway, under floor heated tiling to bathroom and En-Suite.

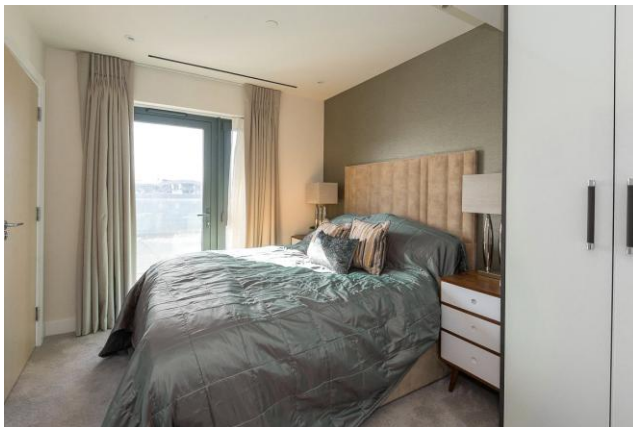
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a 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.

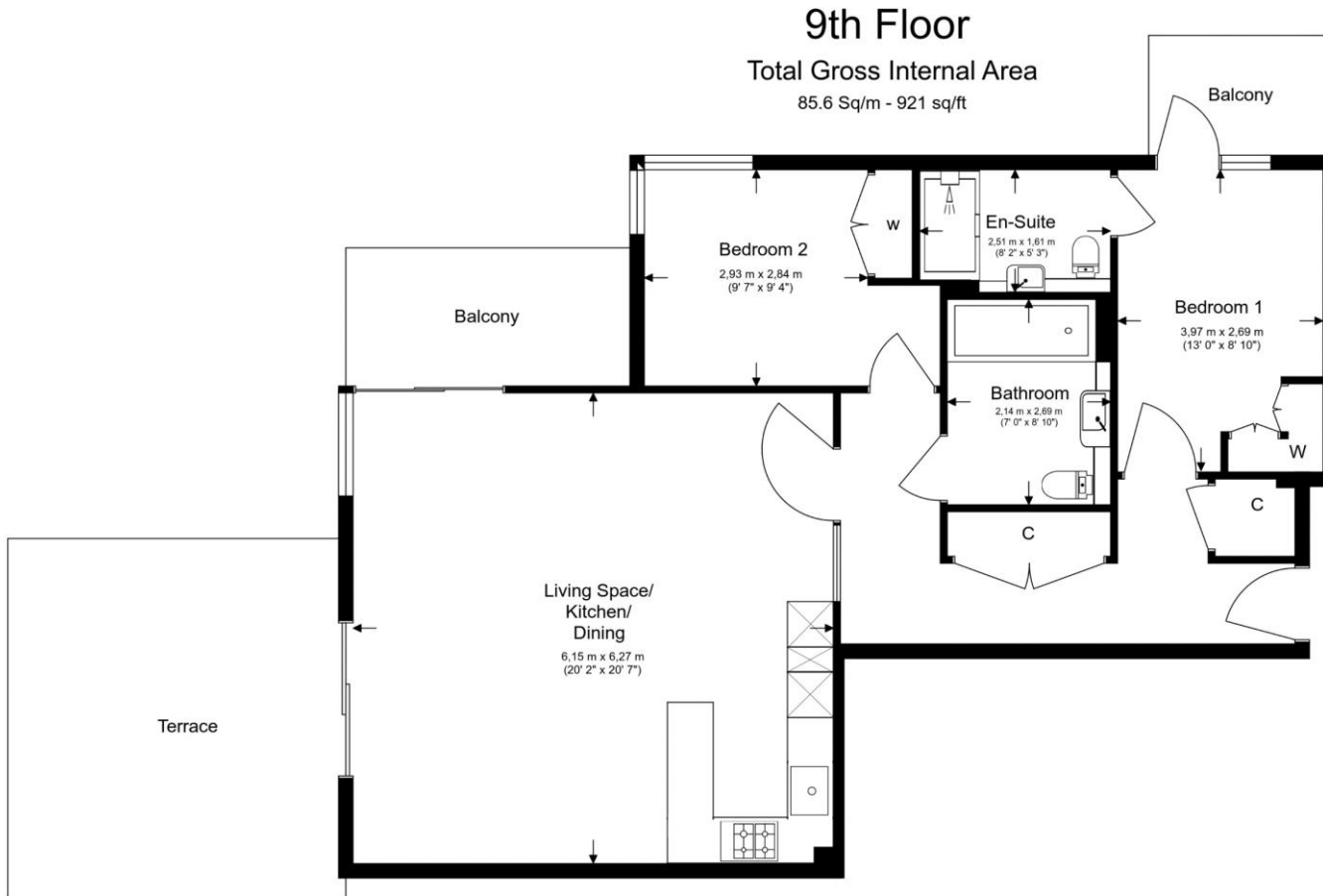




## Property Features:

- Premier Spec Two Bedroom Apartment
- Secure Underground Parking
- Sale to Include Full Luxury Furniture Pack
- 921 Square Feet (approx.)
- Large South Facing Terrace
- Two Balconies
- Colindale Tube Station (Northern Line)
- Residents Only Gym, Swimming Pool & Spa





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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£750,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£425.00 (per annum) For the year of 2025 Next Review: 2039 Next Increase: By RPI for the relevant year
Service Charge:	£4,973.00 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,350.00 pcm Approx. 3.8% Yield

## Viewings:

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

Our reference: BEA230127

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