



# Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £510,000

 Benham  
& Reeves

# Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240081

Facing south over the landscaped gardens the apartment benefits from an abundance of natural light to flood through. Situated on the fourth floor and spanning across 753 square feet (approx.) this home is built up of a stylish kitchen with slimline laminate worktop and integrated Smeg appliances. Both double bedrooms are carpeted with bedroom one benefiting from an ensuite and a built in wardrobe with drawers, shelf and rail. The ensuite and family bathroom are stylishly designed with tiled floors and tiled wall, chrome taps and low-level vanity cabinet.

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.

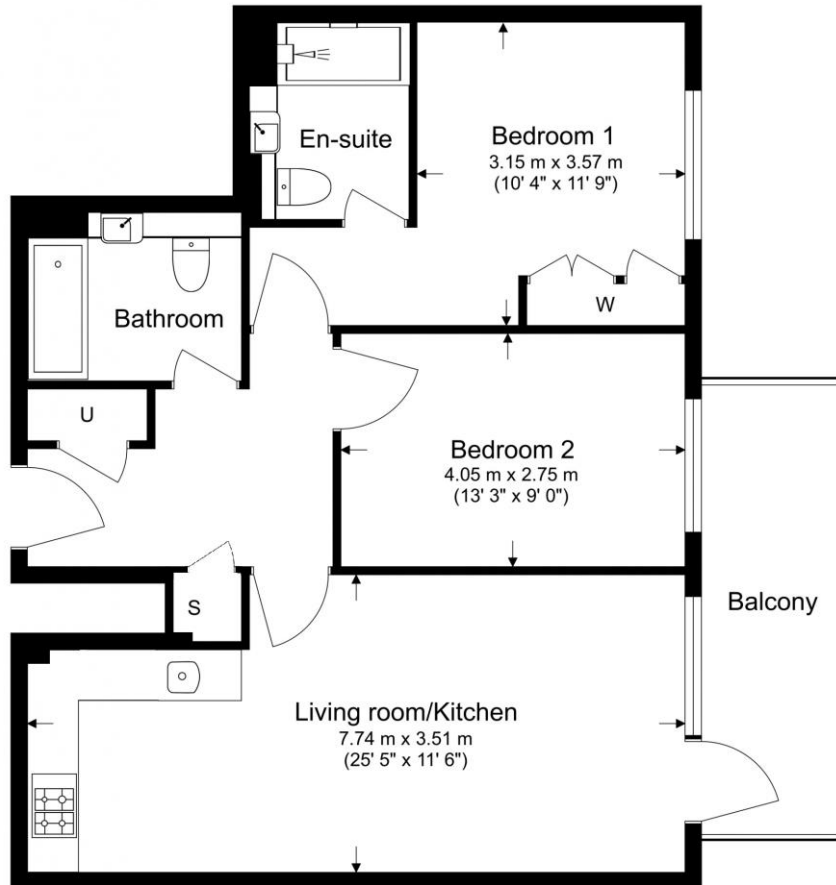




## Property Features:

- Chain Free
- Stylish Two Bedroom Apartment
- Two Bathrooms
- 753 Square Feet (Approx.)
- Fourth Floor
- Private South Facing Balcony
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

Fourth Floor  
 Total Gross Internal Area 70 Sq/m - 753 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</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	



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:	£510,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2024 Next Review: 2041 Next Increase: By RPI for the relevant year
Service Charge:	£3,231.32 approx. (per annum) For year of 2024
Anticipated Rent:	£2,300.00 pcm Approx. 5.4% Yield

## Viewings:

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

Our reference: BEA240081

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

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