



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £525,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240281

This sixth floor apartment spanning an impressive 839 square feet of internal living space is built up of a custom designed kitchen with back painted glass splashbacks and integrated NEFF appliances. The living area has wood effect flooring and LED downlights with a private west facing balcony overlooking the beautifully landscaped gardens. The two double bedrooms are carpeted with bedroom one having the added benefit of a built in wardrobe and stylish ensuite. The en-suite and family bathroom boasts from Villeroy and Boch chinaware, feature floor and wall tiles, and heated chrome towel rails. In addition, the property comes with a secure parking space, electric panel heaters and colour video entry system.

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.



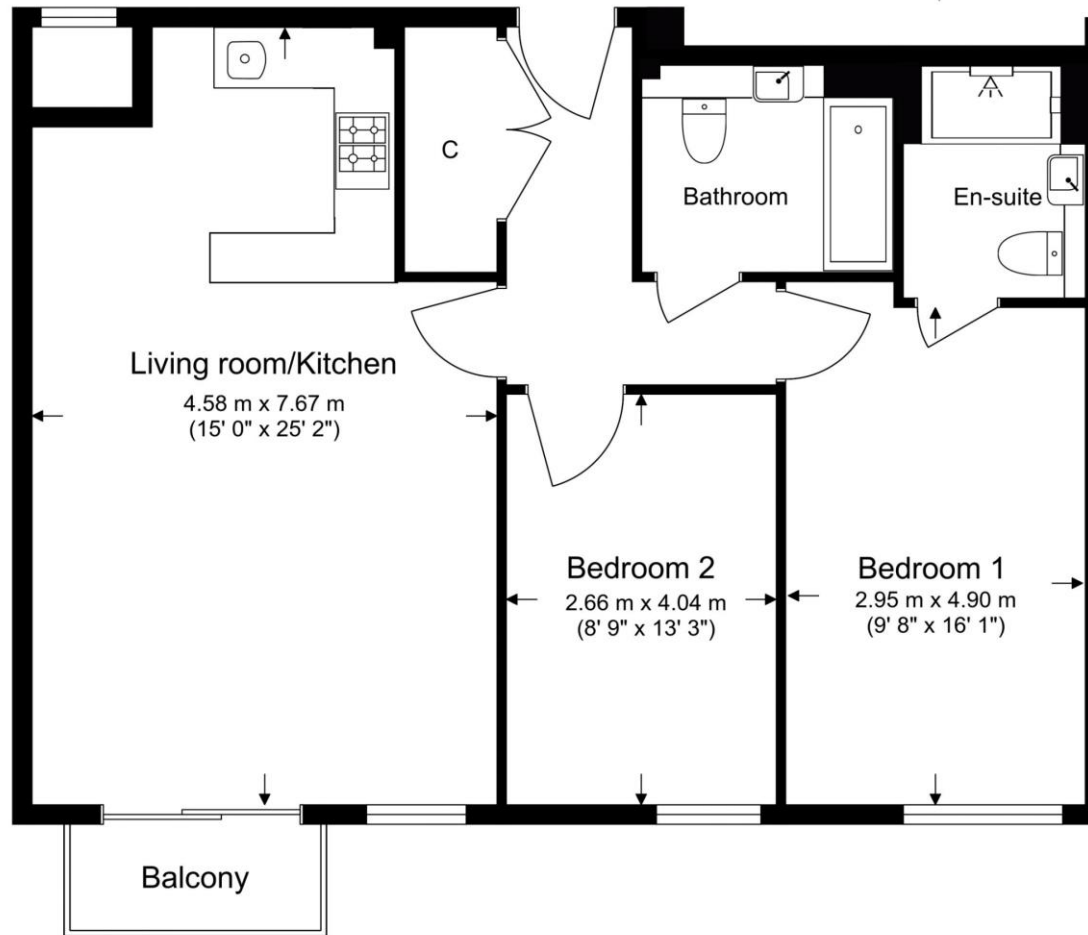
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Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Sixth Floor
- 839 Square Feet (Approx)
- Right To Park For One Car
- West Facing Balcony Overlooking Landscaped Gardens
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
77.9 Sq/m - 839 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75 76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£525,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2024 Next Review: 2025 Next Increase: 100%
Service Charge:	£3,858.30 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,200.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA240281

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