



Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £580,000

 Benham
& Reeves

Caversham Road, Beaufort Park, Colindale, NW9

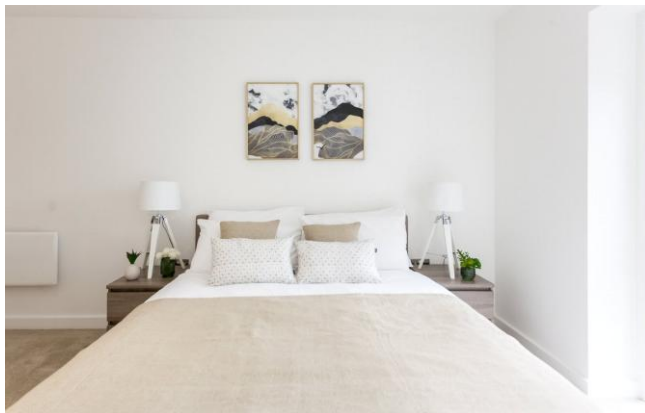
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250049

Spanning across 831 square feet (approx.) of luxurious living space is this contemporary two bedroom apartment in the heart of Beaufort Park. The apartment benefits from Berkeley's upgraded "elite" spec and is built up of a custom designed kitchen with integrated SMEG appliances and composite stone worktops, a bright and airy reception room with a private balcony offering far reaching views, two double carpeted bedrooms with bedroom one having the added luxury of built in wardrobes and en-suite, and three piece family bathrooms suite with composite stone top to vanity unit.

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:

- Right To Park Included
- Two Bedroom “Elite” Apartment
- Two Bathrooms
- 831 Square Feet (Approx.)
- Fifth Floor
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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:	£580,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£404.68 (per annum) For the year of 2025 Next Review: 2041 Next Increase: By RPI for the relevant year
Service Charge:	£3,675.94 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,150.00 pcm Approx. 4.4% Yield

Viewings:

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

Our reference: BEA250049

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