



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £499,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: CHN240005

A newly built two bedroom, two bathroom apartment offering stylish, city living and is centrally located within Beaufort Park. This high specification 782 square foot (approx.) home is accompanied by two double carpeted bedrooms with a built in wardrobe and ensuite to bedroom one, 3 piece family bathroom suite, a utility cupboard with a fitted washer/dryer, cloakroom/storage cupboard and fully integrated kitchen with Neff Appliances. The apartment further benefits from stunning southern views over the landscaped courtyard and wood effect flooring in the living space, hallway and kitchen.

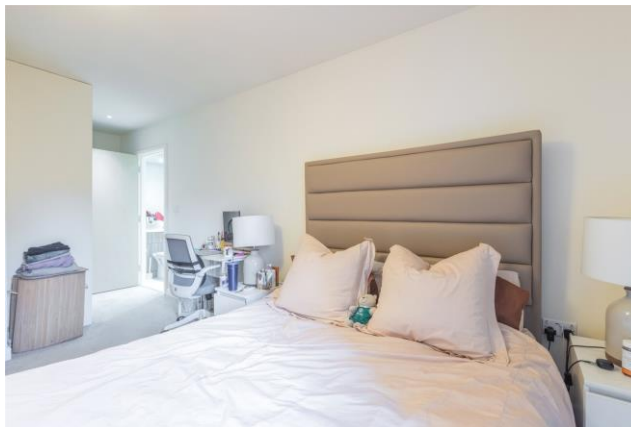
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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.





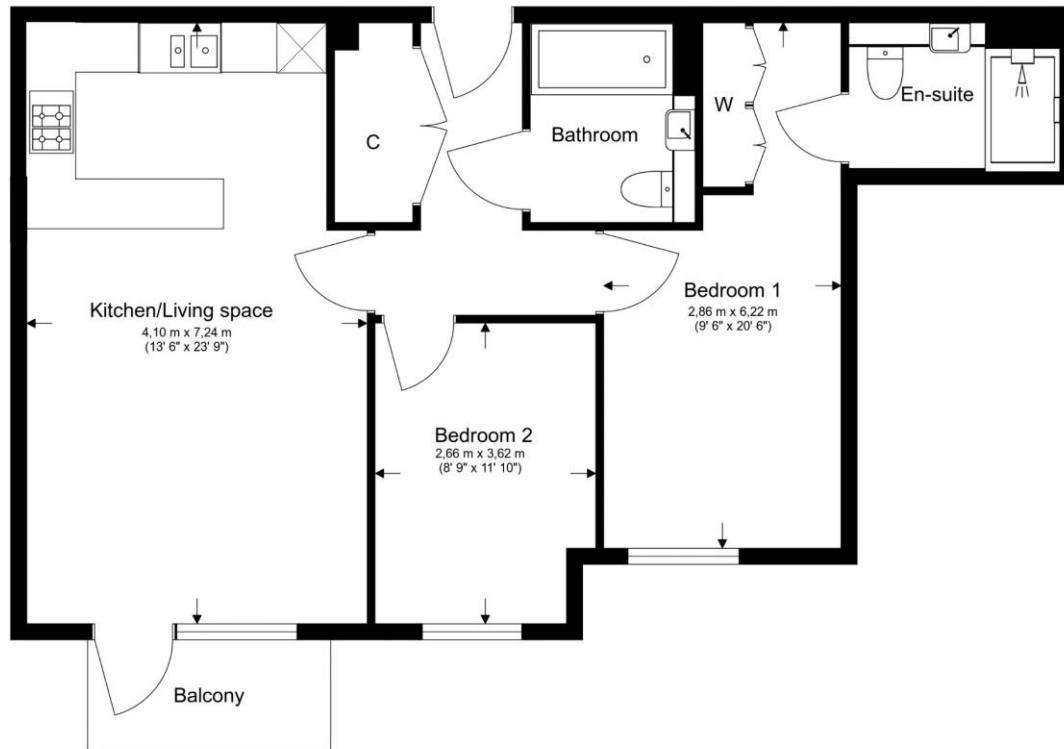
Property Features:

- Stylish Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 782 Square Feet (Approx.)
- South Facing Over Landscaped Courtyard
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



5th Floor

Total Gross Internal Area
72.7 Sq/m - 782 Sq/ft



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+) A		
(81-91) B		
(69-80) C	76	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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 24/12/3003
Approximately 979 Years Remaining

Ground Rent: £375.00 (per annum)
For the year of 2024
Next Review: 2039
Next Increase: RPI

Service Charge: £3,452.00 (per annum)
For the year of 2024

Viewings:

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

Our reference: CHN240005

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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