



Beaufort Square, London, NW9

Offers in excess of: £899,000

Benham
& Reeves

Beaufort Square, London, NW9

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Ref# BEA220710

One of the finest homes for sale in Beaufort Park is this 15th floor, 3 bedroom, 3 bathroom premier spec apartment. This incredible unit spans an impressive 1306 square feet (Approx.) and boasts from a comfort cooling system to the living area and bedrooms to provide an ambient temperature throughout the property. All bedrooms are carpeted with bedroom 1 and 2 have the added benefit of built in wardrobes with back painted glass doors, internal lighting and drawers, interior designed ensembles with under floor heated tiling, timber effect vanity unit, stone counter top and Vado chrome tap. Bedroom 1 and 3 further benefits from South / South West balconies with views over the landscaped parkland. The apartment also includes a custom designed kitchen with composite stone worktops and fully integrated Siemens appliances which include, oven, microwave, ceramic hob, extractor, drinks cooler, fridge freezer and dishwasher. Further benefits include, engineered timber flooring, LED downlights throughout, guest bathroom and right to park for one car.

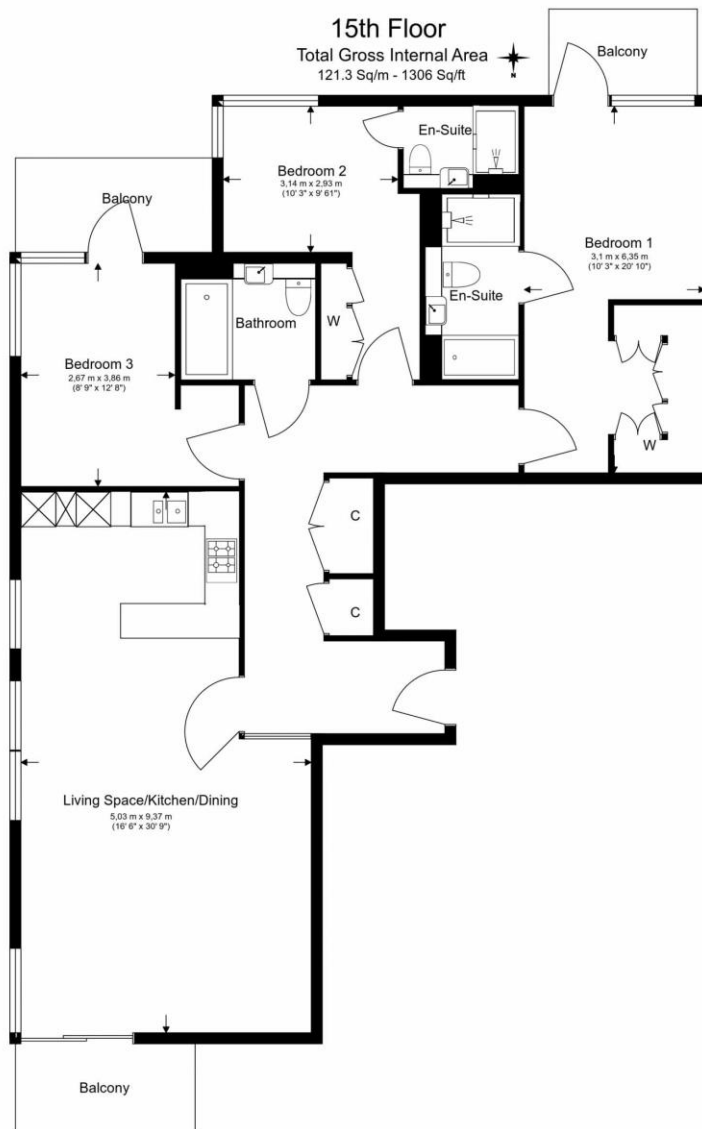
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including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

- Premier Spec with Luxurious Benefits
- Right To Park
- 3 Bedrooms
- 3 Ensuites
- 15th Floor
- 1306 Square Feet (Approx.)
- Guest WC
- 3 Balconies
- Residents Only Gym, Swimming Pool and Spa.
- Colindale Tube Station (Northern Line, Zone 4)



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	74	74
(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 981 Years Remaining

Ground Rent: £750 (per annum)
For the year of 2023

Service Charge: £7329 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA220710

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