



# Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £750,000

 Benham  
& Reeves



# Beaufort Square, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240304

A newly completed three bedroom apartment fitted with Berkeley's Premier Specification. This luxurious home spans an impressive 1040 Square feet and is located on the seventh floor of Beaufort Park's latest phase, Fairbank House. Built with a custom designed kitchen with fully integrated Miele appliances, open planned living area with access to the large west facing terrace offering views over the landscaped parkland, three double bedrooms with bedroom one and two benefiting from built in wardrobes and ensuites.

The Premier Specification is the finest of modern apartment living, fitting out your home with the finest details throughout. The added benefits include comfort cooling to the living areas and bedrooms, composite stone kitchen worktops and splashback, stylishly designed bathrooms and ensuites with feature wall tiles and tiled floors, engineered timber flooring to living space, kitchen and hallway.

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.

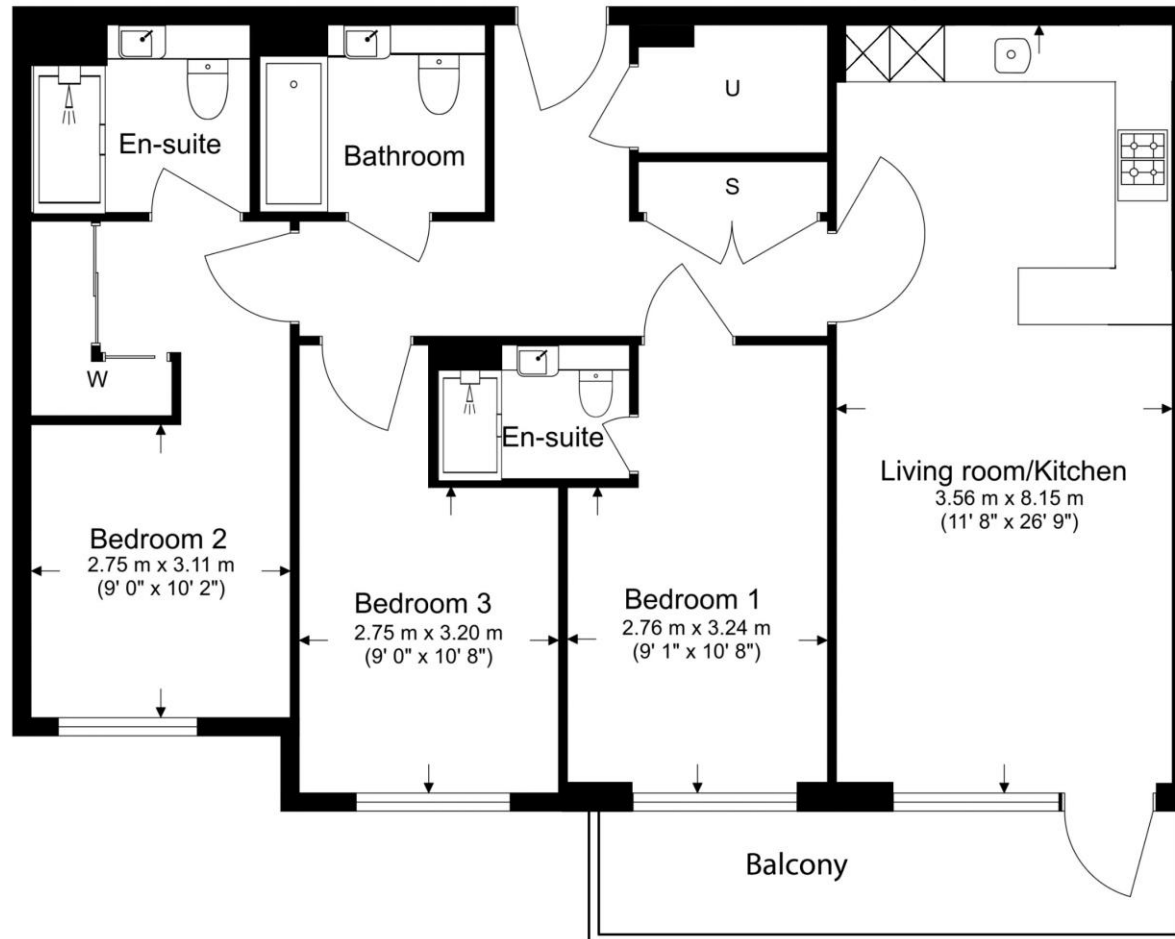




## Property Features:

- Premier Spec Three Bedroom Apartment
- Three Bathrooms
- 7th floor
- 1040 Square feet (Approx.)
- Private Balcony Overlooking Beaufort Square
- West Aspect
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area  
96.6 Sq/m - 1,040 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	<b>78</b>	<b>78</b>
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Terms & Conditions:

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

Price Reduced      £750,000

to:

Tenure:              Leasehold  
Expires 24/12/3004  
Approximately 980 Years Remaining

Ground Rent:      £550.00 (per annum)  
For the year of 2024  
Next Review: 2041  
New Increase: RPI

Service Charge:    £4,800.00 (per annum)  
For the year of 2024

Anticipated Rent:   £2,800.00 pcm  
Approx. 4.5% Yield

## Viewings:

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

Our reference: BEA240304

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

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International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

