



Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £270,000

 Benham
& Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

 Studio

 1 Bathroom (s)

 Leasehold

Ref# BEA190015

New to the market is this contemporary second floor studio with an internal courtyard aspect located in North West London's most dynamic destination by St George. This stylish apartment has a floor space of 357 Square Feet (approx.) and offers a spacious private terrace, built in kitchen appliances and three piece bathroom suite. This would make a great first time purchase or investment which is currently achieving a 5.38% Rental Yield.

The Beaufort Park development includes a residents' Park, a residents' gym, spa and swimming pool, an estate management office and a selection of restaurants and shops.

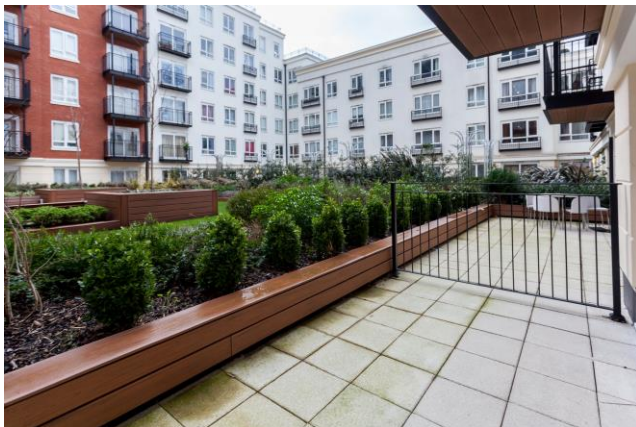
Colindale Underground station (Northern Line) is a short walk away, making commuting to the City under 30 minutes. The property also benefits from having Brent Cross shopping centre a short distance away which offers a number of retail shops and eateries.

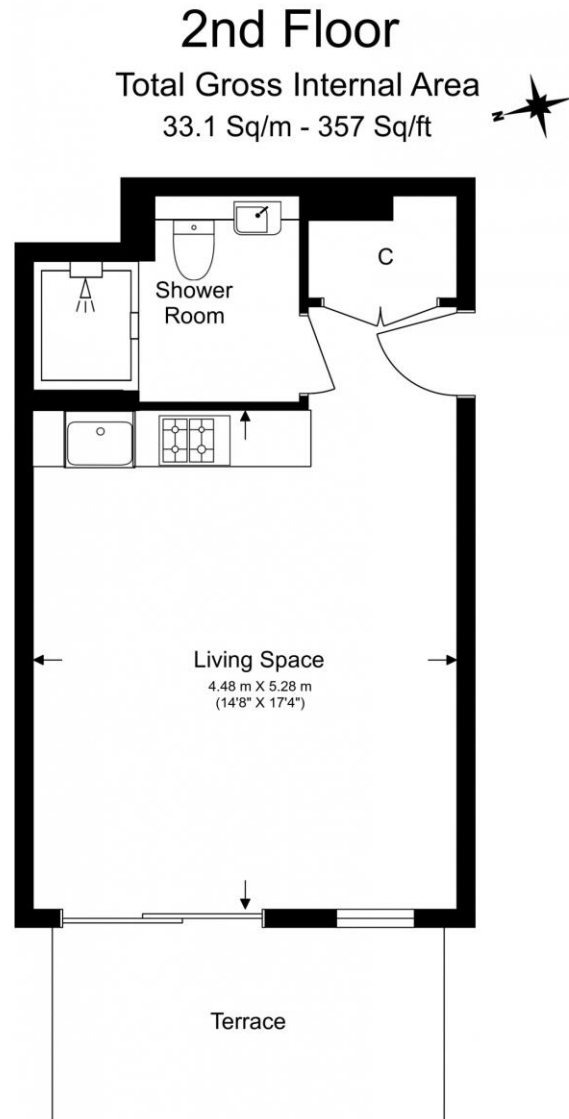




Property Features:

- Studio Apartment
- Chain Free
- Large Private Terrace
- 357 Square Feet (Approx.)
- Second Floor
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Station (Northern Line, Zone 4)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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Tenure: Leasehold
Expires 24/12/3003
Approximately 980 Years Remaining

Ground Rent: £150 (per annum)
For the year of 2024
Next Review: 2025
Next Increase: 100%

Service Charge: £1697 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA190015

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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