

Beaufort Square, Beaufort Park, Colindale, NW9

Offers in excess of: £425,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Right To Park Included Situated on the fourth floor of the prestigious Fairbank House is this immaculate two bedroom, two bathroom apartment made up of a comfortable Circa. 798 square feet. The apartment includes a custom designed kitchen with feature tile splashback and is fully integrated with Smeg appliances, including microwave and wine cooler. The spacious living room is flooded with natural light with direct access to a private balcony overlooking the historic RAF Museum and Listed Watchtower. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of his and hers built in wardrobes and en-suite shower room. The en-suite and three piece family bathroom are stylishly fitted with Villeroy and Boch chinaware.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.







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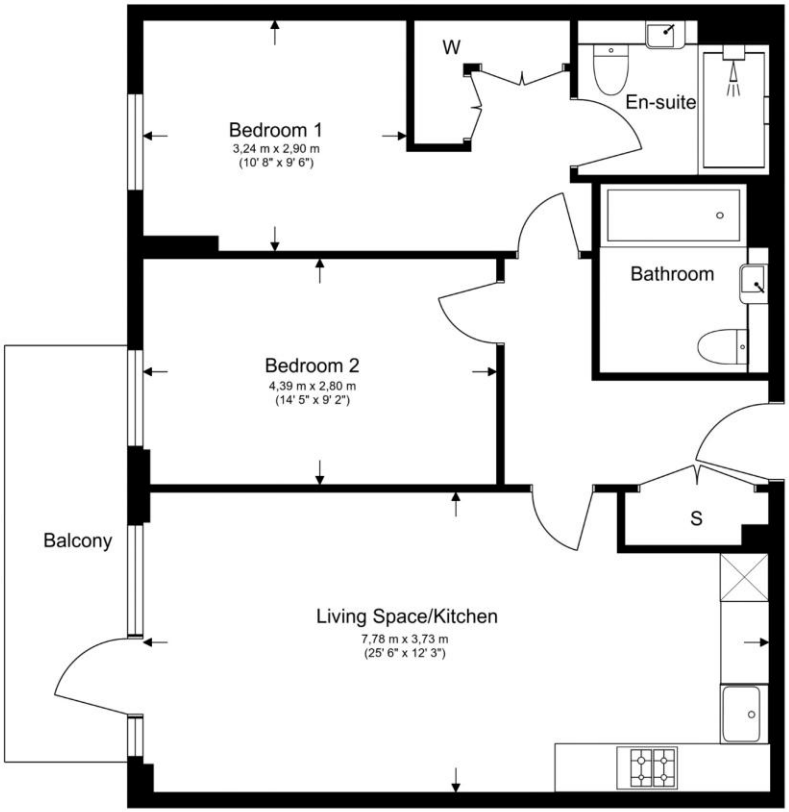



Property Features:

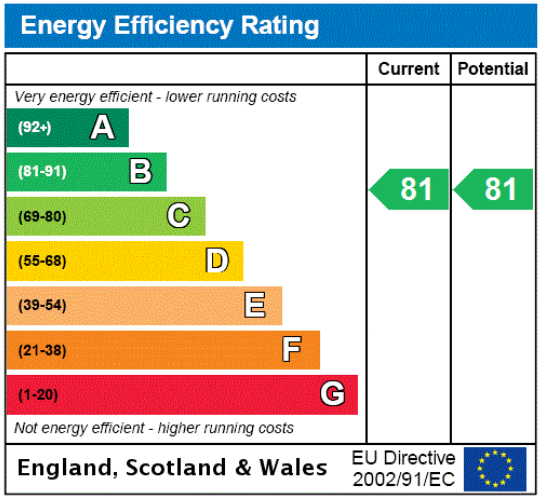
- Right To Park Included
- Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- Private Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

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Total Gross Internal Area
74.1 Sq/m - 798 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.



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Terms & Conditions:

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

Offers in excess of:	£425,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Next review: 2041 Increase: By RPI for the relevant year
Service Charge:	£3,420.12 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA240307

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