

Beaufort Square, Beaufort Park, Colindale, NW9

Price Reduced to: £325,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

REF#: BEA250123
A contemporary fourth floor Manhattan apartment with a spacious east facing balcony overlooking the beautifully landscaped gardens in North West London's most dynamic destination by St George. This stylish apartment spans 476 Square Feet (approx.) of bright and airy living space and boasts a custom designed kitchen with integrated appliances and three piece bathroom suite. This would make a great first time purchase or investment which is currently achieving a 5.5% Rental Yield.

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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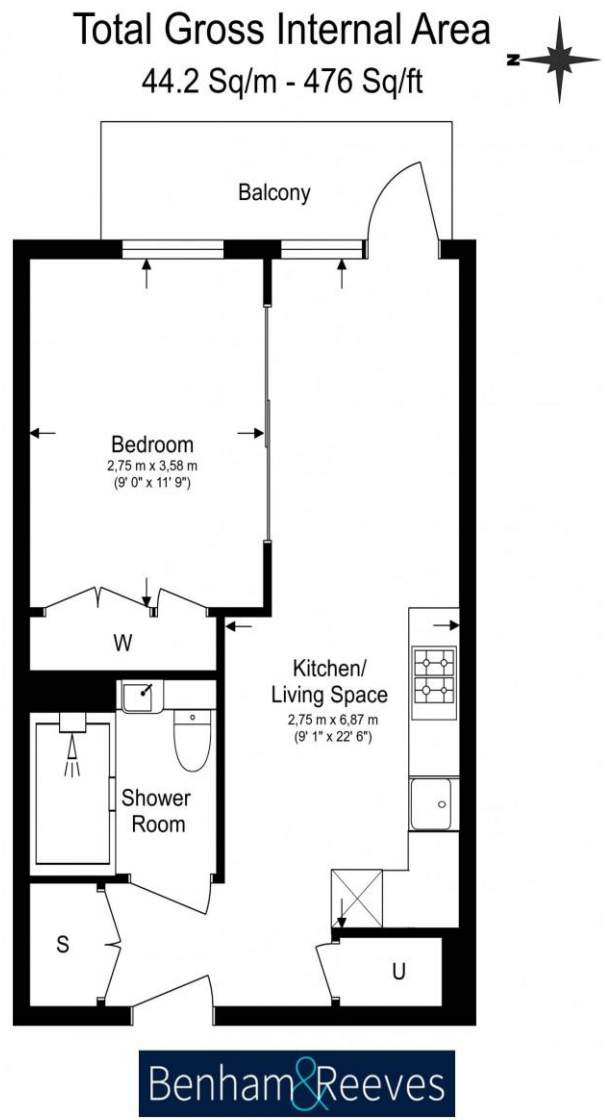




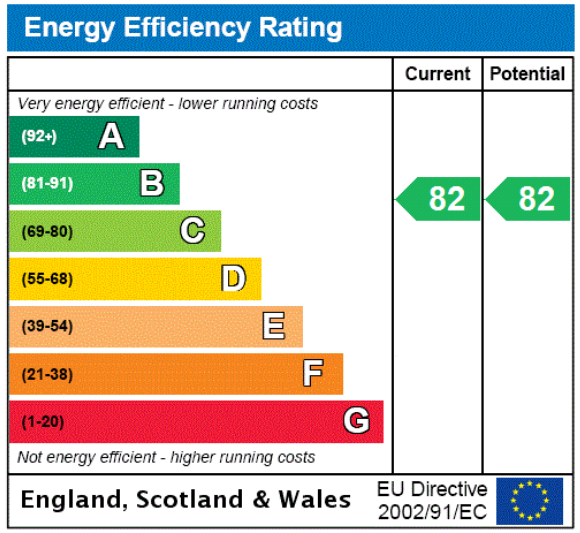
Property Features:

- Chain Free
- Modern Manhattan Apartment
- Fourth Floor
- 476 Square Feet (Approx)
- East Facing Balcony Overlooking Landscaped Gardens
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities
- 24 Hour Onsite Estate Management

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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.

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Tenure:
Leasehold
Expires 24/12/3004
Approximately 978 Years Remaining

Ground Rent:
£275.00 (per annum)
For the year of 2025
Next Review: 2041
Next Increase: By RPI for the relevant year

Service Charge:
£1,915.50 approx. (per annum)
For the year of 2026

Anticipated Rent:
£1,500.00 pcm
Approx. 5.5% Yield

Viewings:

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

Our reference: BEA250123

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