

Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £510,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A stunning two bedroom, two bathroom apartment situated on the fifth floor of Fairbank House in the highly sought-after Beaufort Park development in Colindale. The apartment spans a generous 753 square feet and is filled with natural light, with direct access to a large, private, south-facing balcony overlooking the communal courtyard. The property is also within 15 minutes' travel of Central London.

This well-presented apartment offers two generously sized bedrooms with a stylish en-suite in the principal bedroom followed by fitted wardrobe space and fitted carpet. The second bedroom offers wardrobe space and a modern tiled finish three-piece family bathroom across the hall. Further benefits of the apartment include a storage/utility cupboard and video phone entry system.

Further benefits within the development include 24 hour estate management, on site restaurants and cafes, medical centre, residents' gym, with swimming pool, spa, and Jacuzzi. Brent Cross shopping centre is a short journey away and has an excellent selection of retail shops and eateries. Colindale Underground Station is just a short walk away, offering Northern Line Services into Central London, The City and King's Cross St. Pancras for international transfers. This service also provides night tube.







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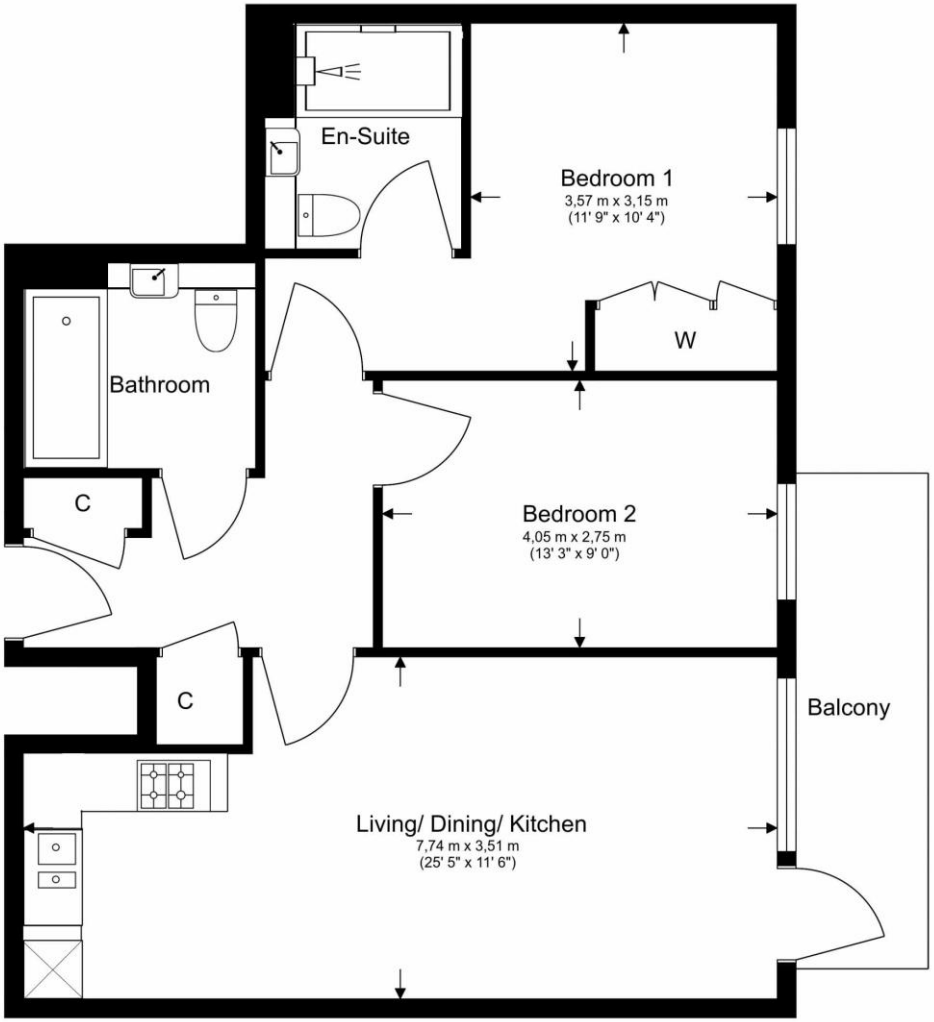

Property Features:

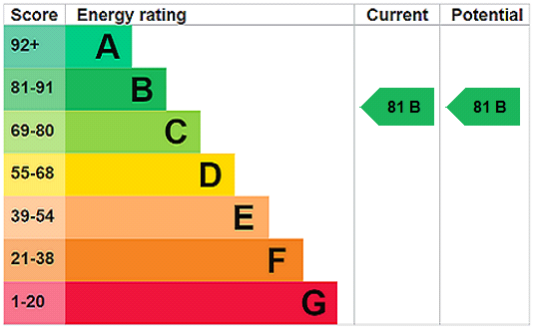
- Stylish Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 753 Square Feet (Approx.)
- South Facing Balcony
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa
- Colindale Station (Northern Line)

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Total Gross Internal Area

70.0 Sq/m - 753 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.

Asking Price:	£510,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Review Period: 21 years Next Review: 01/04/2041 Increase: By RPI for the relevant year
Service Charge:	£3,040.28 (per annum) For the year of 2026
Anticipated Rent:	£1,900.00 pcm Approx. 4.5% Yield

Viewings:

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

Our reference: BEA220469

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