

Fermont House, Beaufort Square, Colindale, NW9

Asking Price: £505,000

Benham & Reeves

Fermont House, Beaufort Square, Beaufort Park, Colindale, NW9

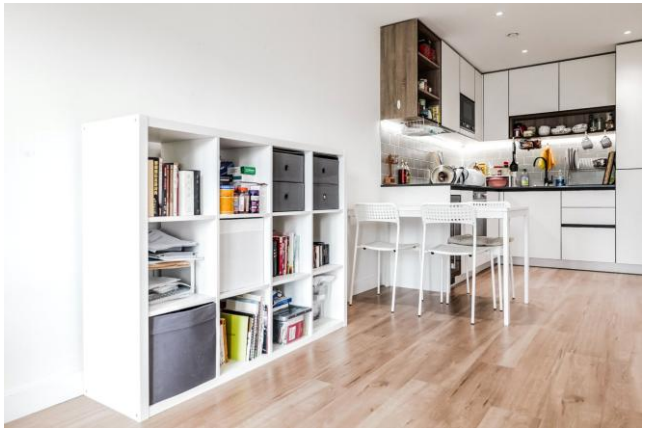
2 Bedroom (s) 2 Bathroom (s) Leasehold

Upgraded With Elite Specification Facing west over Beaufort Square, the apartment benefits from an abundance of natural light to flood through. Situated on the 5th floor and spanning across 753 square feet (approx.), this home is built up of a stylish kitchen with composite stone worktop and integrated Smeg appliances, including a wine cooler and microwave. Both double bedrooms are carpeted, with bedroom one benefiting from an ensuite and a built-in wardrobe with drawers, shelf and rail. The 3-piece family bathroom has the upgraded spec of a feature mirrored wall cabinet with composite stone worktop.

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.







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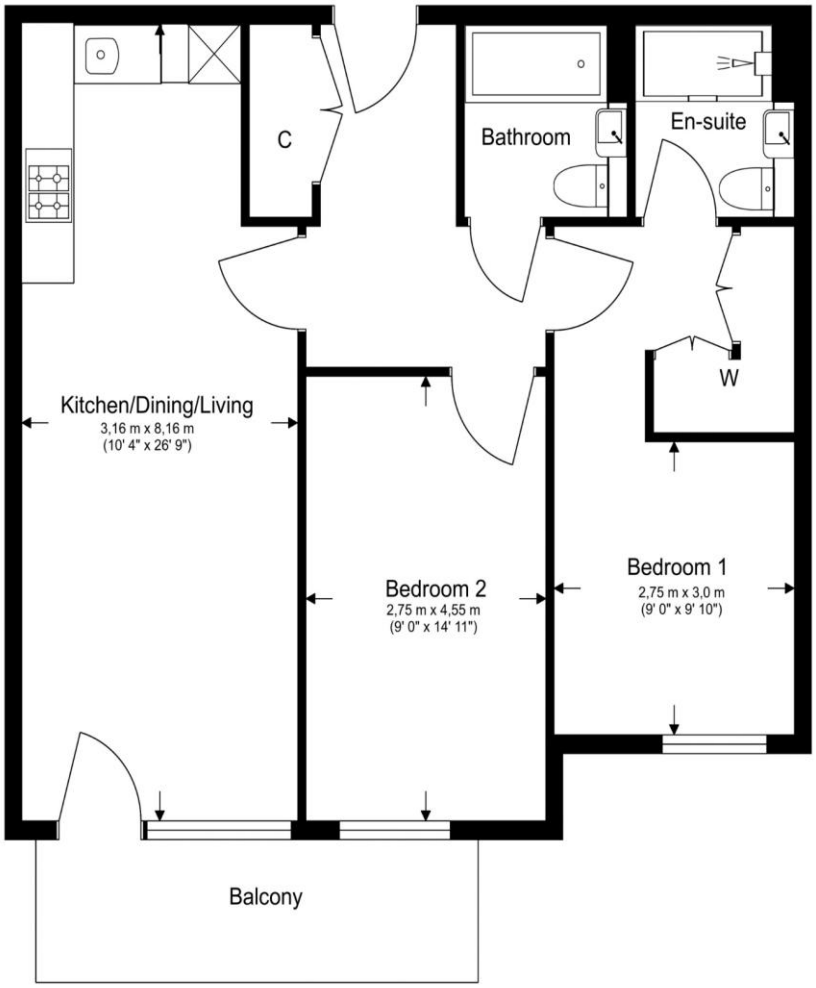



Property Features:

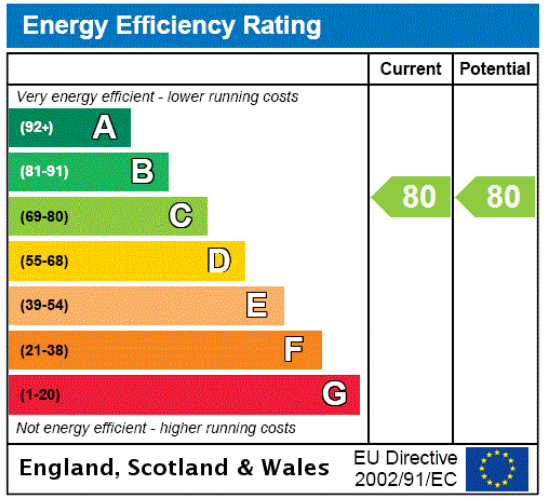
- Elite Specification
- 2 Bedroom Apartment
- 2 Bathrooms
- 5th Floor
- 753 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa

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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:	£505,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Review Period: 21 years Next Increase: 2041 Ground Rent Increase: RPI
Service Charge:	£3,003.31 approx. (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: BEA220824

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