

Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £550,000

Benham & Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

The apartment

A bright, well-proportioned sixth-floor home of 809 sq ft, arranged to make the most of a west-facing outlook across Beaufort Park's landscaped courtyard gardens. Afternoon and evening light fills the principal rooms.

The open-plan reception and dining room has wood-effect flooring and opens onto the main balcony, with a fully integrated kitchen fitted with Neff appliances. A separate utility room keeps laundry out of the living space — a genuine rarity at this size — and there is generous integrated storage room in the hallway.

The principal bedroom is carpeted, with built-in wardrobes, integrated USB charging points, its own balcony and a tiled en-suite shower room. The second bedroom is also west-facing and fitted throughout with bespoke Strachan joinery, making it equally suited to a double bedroom or a fully equipped home office. A contemporary three-piece family bathroom serves the second bedroom and guests.

The development

Beaufort Park is an established, high-standard development with 24-hour concierge, security and well maintained landscaping. This apartament has full use of The Spa health club — gym, indoor swimming pool, jacuzzi and spa — plus a private residents' park immediately opposite the building.

Location & transport

Colindale Underground (Northern line, Zone 4) is a short walk away: roughly 25 minutes to King's Cross St Pancras, 30 minutes to Bank, with a 24-hour service on Friday and Saturday nights. The M1 and North Circular are within easy reach for drivers. Brent Cross and Brent Cross West (Thameslink) are nearby for shopping and fast links to St Pancras. Four well-regarded schools, including St James' Catholic High School and Saracens High School, are within half a mile.







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Property Features:

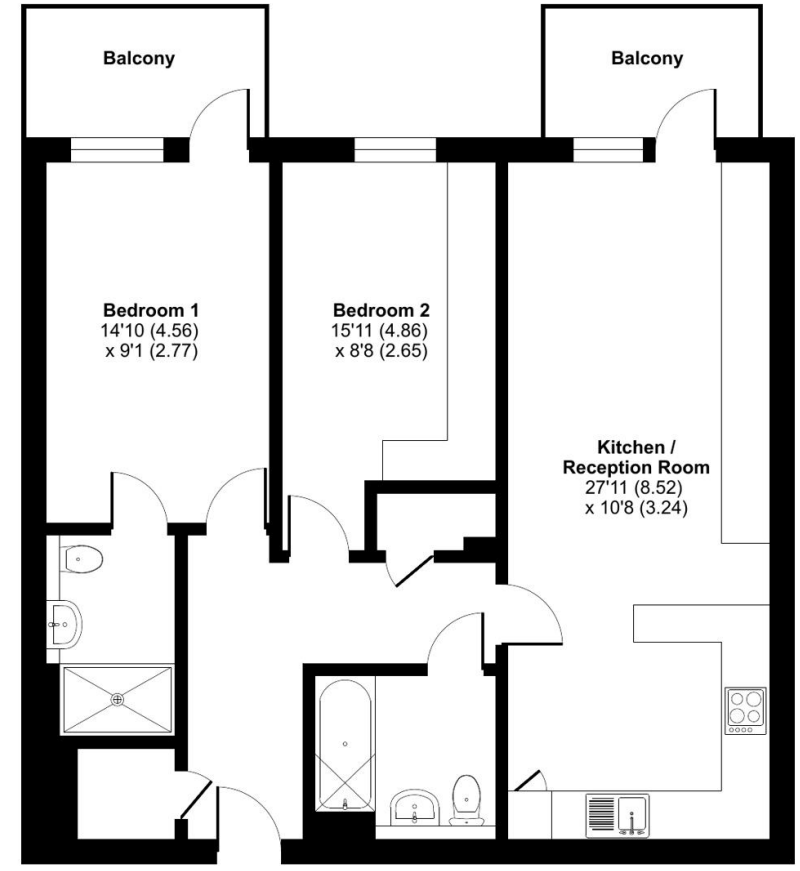
- 809 sq ft (75.2 sq m) sixth-floor apartment with a west-facing aspect over landscaped courtyard gardens
- Two private balconies — one off the reception room, one off the principal bedroom
- Two bedrooms, two bathrooms (one en-suite) and a separate utility room
- Open-plan reception/dining room with fully integrated kitchen
- Bespoke luxury fitted furniture in the second bedroom and living room
- Built-in wardrobes and USB charging points across the apartment
- Secure underground parking space included
- Residents-only spa: gym, indoor pool, jacuzzi and sauna
- Residents-only private park directly across the road
- 8-minute walk to Colindale Underground (Northern line) — Zone 4, 24-hour service Fri/Sat
- 978 years remaining on the lease — no lease-extension cost for the foreseeable future
- EPC B — lower running costs than the London average

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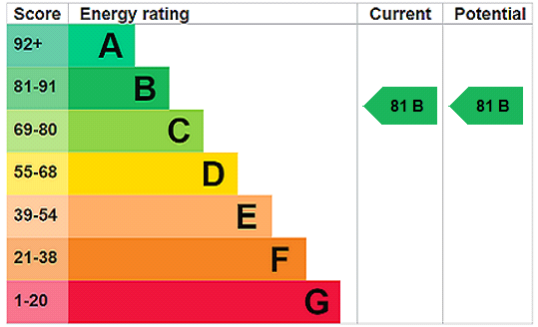
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Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Benham & Reeves. REF: 1470504

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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:	£550,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2026
Service Charge:	£3,517.74 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.0% Yield

Viewings:

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

Our reference: BEA260109

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