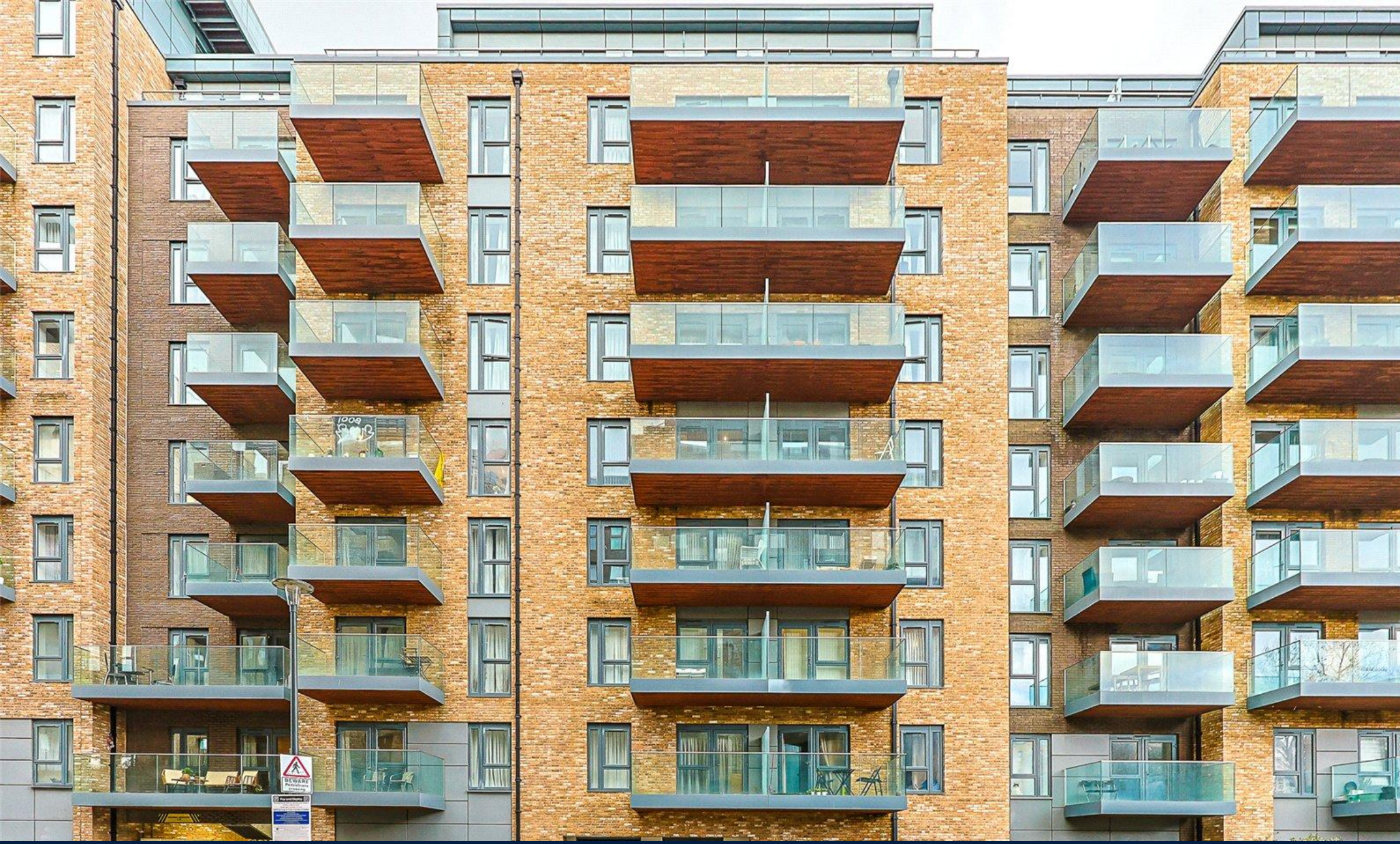


Caversham Road, Beaufort Park, Colindale, NW9

Asking Price: £425,000

Benham & Reeves

Caversham Road, Beaufort Park, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

A modern two bedroom, two bathroom apartment offering stylish, city living and is centrally located within Beaufort Park. This high specification 862 square foot (approx.) home is accompanied by two double carpeted bedrooms with a built in wardrobe and ensuite to bedroom one, 3 piece family bathroom suite, a utility cupboard with a fitted washer/dryer, cloakroom/storage cupboard and fully integrated kitchen with Neff Appliances. The apartment further benefits from stunning western views over the landscaped courtyard and wood effect flooring in the living space, hallway and kitchen.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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.

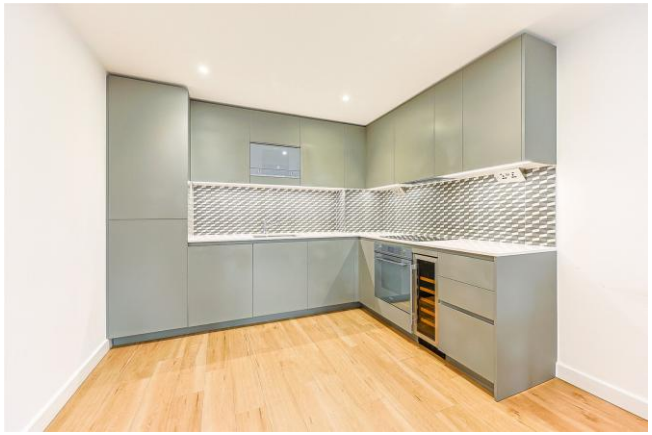






Caversham Road, Beaufort Park, Colindale, NW9



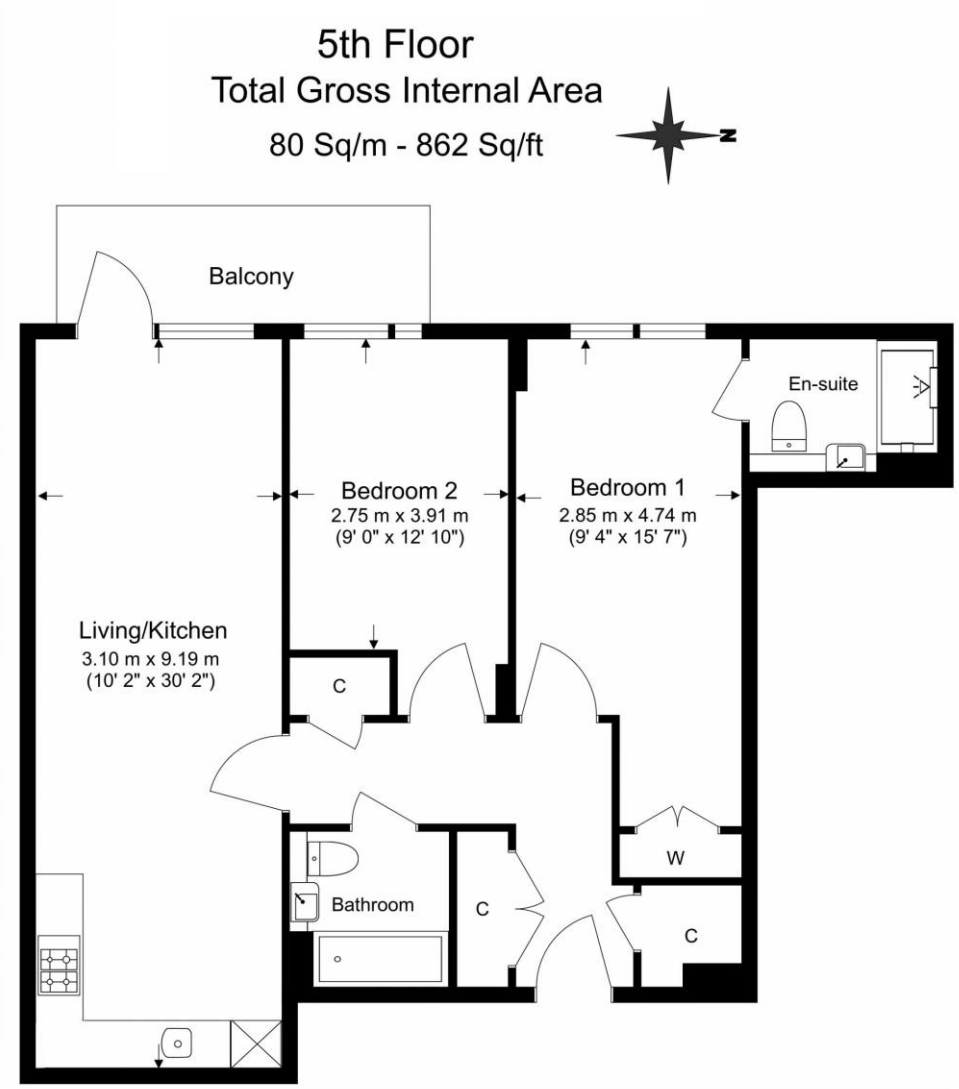


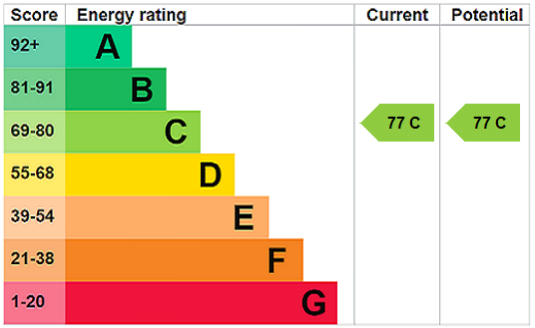



Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- 862 Square Feet (Approx.)
- Western Views Over Landscaped Courtyard
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)

Caversham Road, Beaufort Park, Colindale, NW9





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.

Caversham Road, Beaufort Park, Colindale, NW9

Terms & Conditions:

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

Asking Price:	£425,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Review Period: 21 years Next Review: 25/12/2026 Increase: By RPI for the relevant year
Service Charge:	£4,356.30 (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: CHD260007

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR