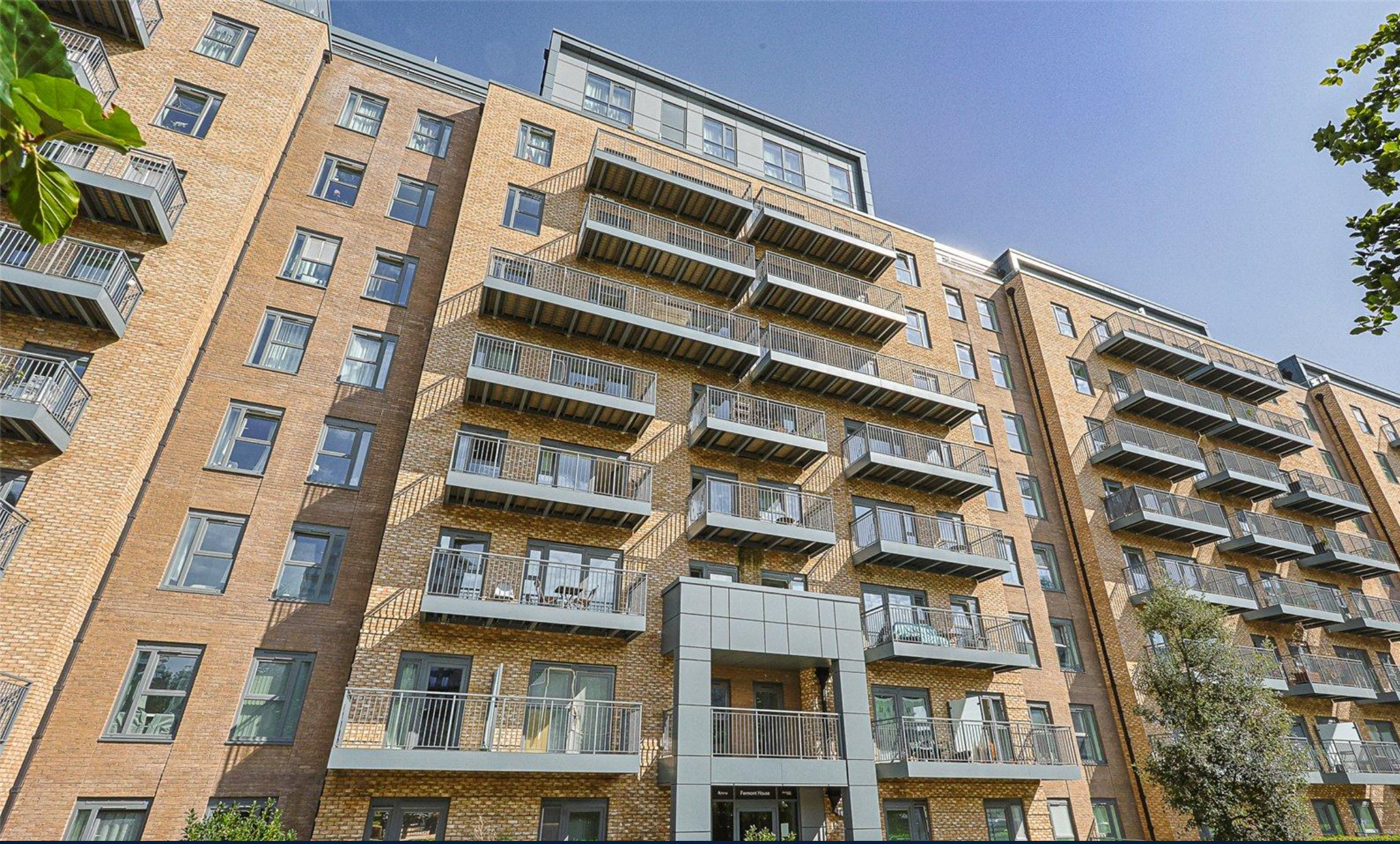


Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £475,000

Benham & Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

Facing west over Beaufort Square the apartment benefits from an abundance of natural light to flood through. Situated on the fourth floor and spanning across 753 square feet this home is built up of a stylish kitchen with composite stone worktop and integrated Smeg appliances including a microwave. Both double bedrooms have wood effect flooring 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.







Beaufort Square, Beaufort Park, Colindale, NW9







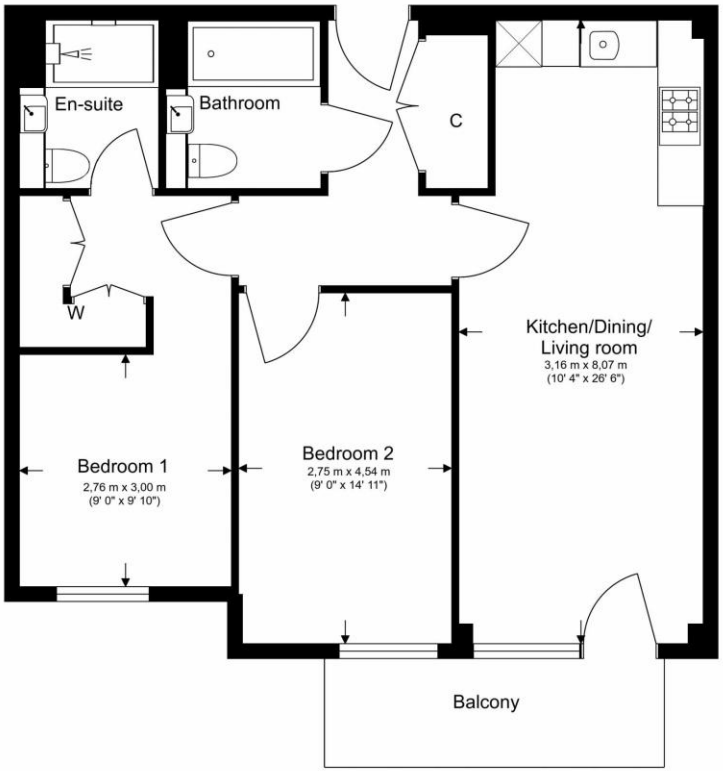

Property Features:

- Right To Park Included
- Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 753 Square Feet (Approx.)
- Colindale Tube Station (Northern Line)
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa

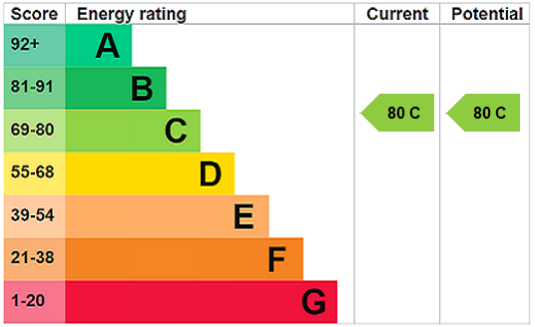
Beaufort Square, Beaufort Park, Colindale, NW9

4th Floor

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.



Beaufort Square, 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:	£475,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Next Review: 2041 Increase: By RPI for the relevant year
Service Charge:	£3,239.90 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: CHD260021

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

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