

Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £440,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Right To Park Included Set on the second floor of the sought after Golding House, Beaufort Park, is this superb chain-free two bedroom, two bathroom apartment spanning an impressive 806 square feet (approx.). Offered chain free, this immaculate home boasts a custom designed kitchen with under cabinet unit lighting and integrated NEFF appliances including a microwave. Both bedrooms are carpeted with bedroom one having the added luxury of an en-suite bathroom. Both the en-suite and family bathroom are stylishly fitted with Villeroy and Boch chinaware and Vado chrome finished taps and shower fittings. The apartment further benefits from wood effect flooring in the living room, hallway and kitchen, colour video Entryphone system and balcony overlooking the historic Grahame White Factory.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.







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Property Features:

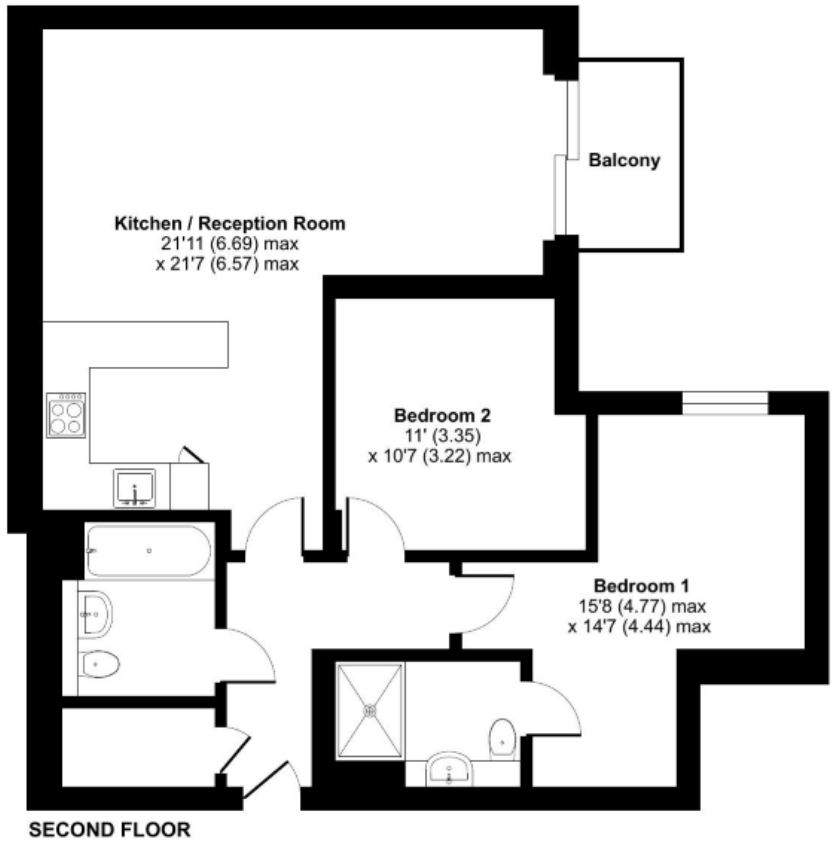
- Right To Park For One Car
- Second Floor
- Two Bathrooms
- 806 Square Feet (Approx.)
- Balcony Overlooking The Grahame White Factory
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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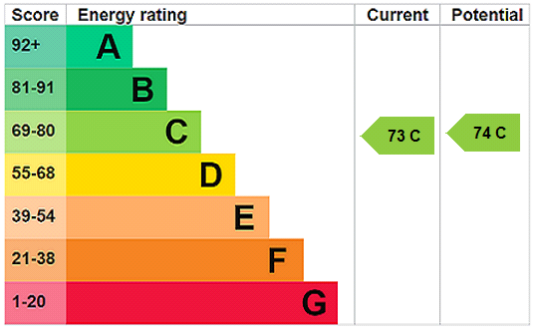
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Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



SECOND 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: 1517014

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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:	£440,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£700.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£4,000.00 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA260075

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