

Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £325,000

Benham & Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

1 Bedroom (s) 1 Bathroom (s) Leasehold

Spanning 549 square feet (approx.) of luxury living space is this one bedroom apartment situated on the second floor. The apartment is bright and airy which boasts from a custom designed kitchen with integrated appliances, open plan living room with access to a private southern balcony overlooking the beautifully landscaped Beaufort Square, a double bedroom which is carpeted and benefits from a fitted wardrobe, a stylish three piece family bathroom and a utility cupboard offering ample storage. In addition, the apartment comes with video entry system, lift to all floors, and is offered chain free.

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:

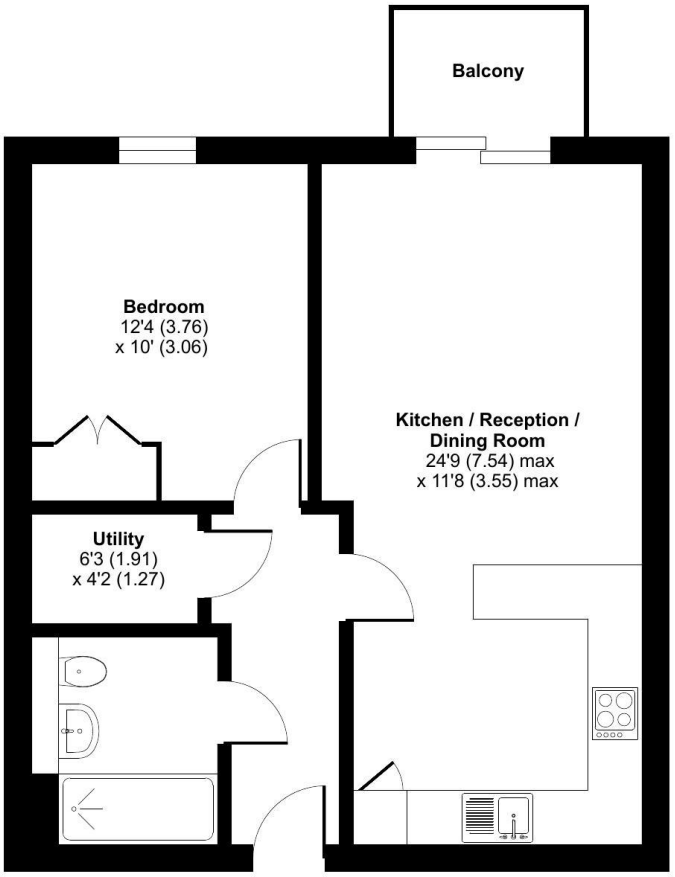
- Chain Free
- Superb One Bedroom Apartment
- South Facing Over Beaufort Square
- Second Floor
- 549 Square Feet (Approx.)
- 24 Hour On-site Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

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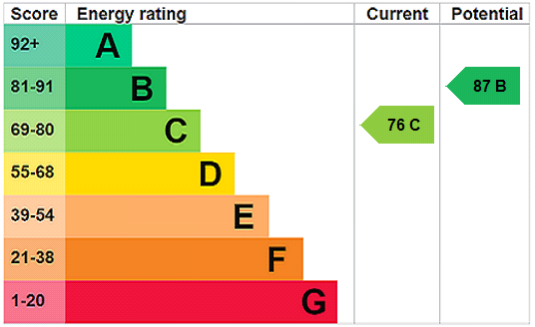
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Approximate Area = 549 sq ft / 51 sq m

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: 1540782

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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:	£325,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£550.00 (per annum) Next Reivew: 2045 Increase: 100%
Service Charge:	£2,400.00 (per annum) For the year of 2026
Anticipated Rent:	£1,750.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA260360

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

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