

Beaufort Square, Beaufort Park, Colindale, NW9

Asking Price: £450,000

Benham & Reeves

Beaufort Square, Beaufort Park, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

Right To Park Included Situated on the second floor of the prestigious Fairbank House is this immaculate two bedroom, two bathroom apartment made up of a comfortable Circa. 827 square feet. The apartment includes a custom designed kitchen with feature tile splashback and is fully integrated with Smeg appliances, including microwave and wine cooler. The spacious living room is flooded with natural light with direct access to a private west facing balcony looking towards Beaufort Square. Both bedrooms are carpeted with underlay, with bedroom one having the added luxury of his and hers built in wardrobes and en-suite shower room. The en-suite and three piece family bathroom are stylishly fitted with Villeroy and Boch chinaware.

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.







Beaufort Square, Beaufort Park, Colindale, NW9









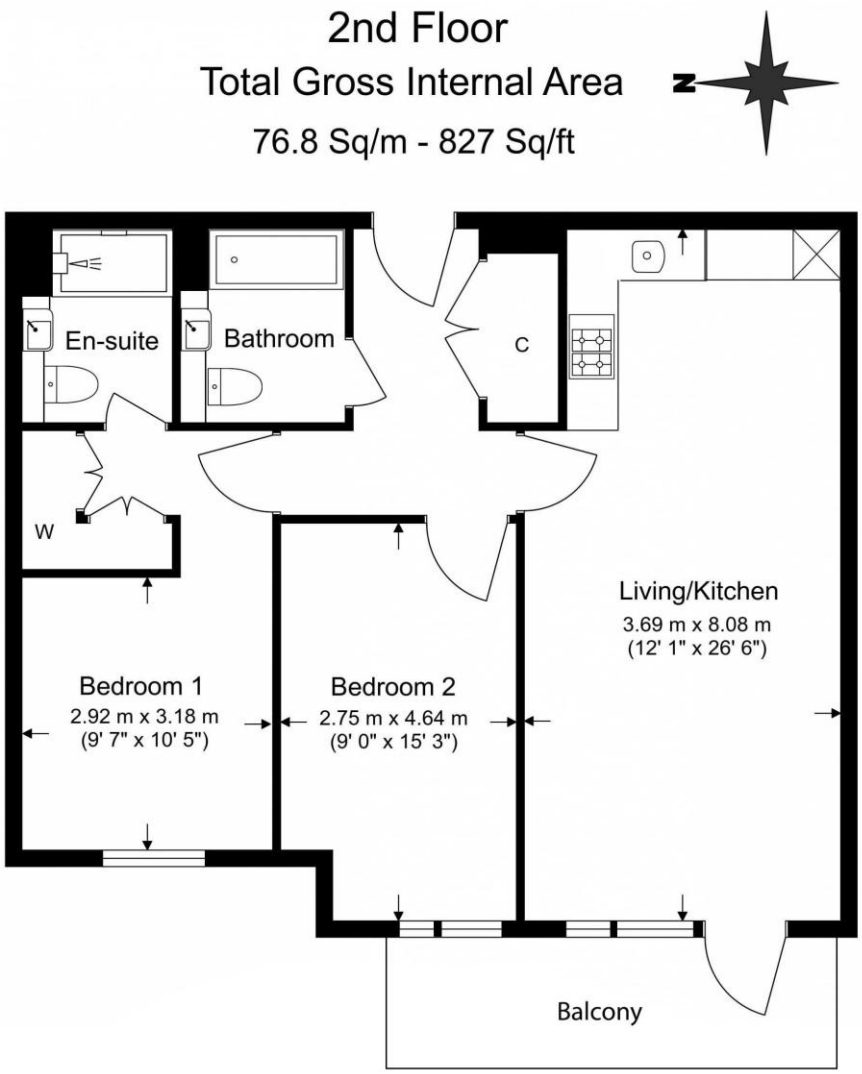


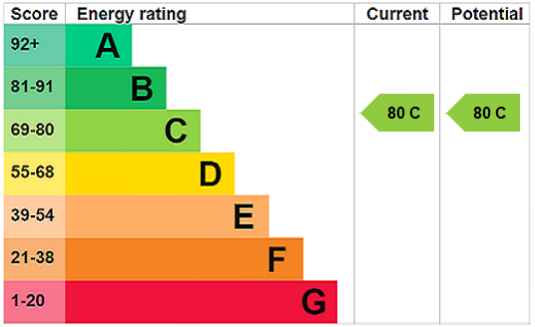


Property Features:

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

Beaufort Square, 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.

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:	£450,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£375.00 (per annum) Next Review: 2041 Increase: In line with RPI for the relevant year
Service Charge:	£3,526.94 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: BEA260312

T: 020 8732 7980
E: beaufortpark@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