

# 35

CAPRI  
HOUSE

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## *a modern oasis one-bedroom apartment*

*guide price  
£350,000 – £375,000*

*located in the sought-after beaufort square, nw9 is this modern one-bedroom apartment. situated on the fourth floor, this immaculate residence spans approximately 603 square feet and boasts contemporary elegance throughout.*



### *description*

as you step inside, you are greeted by a spacious hallway adorned with ample storage options and a convenient utility cupboard. the apartment offers a fully fitted kitchen equipped with top-of-the-line integrated appliances, including a fridge freezer, microwave, induction hob, wine cooler, oven, and extractor fan. the open-plan kitchen seamlessly flows into the inviting living room, which grants direct access to a charming balcony, perfect for enjoying morning coffees.

the generously sized bedroom features fitted wardrobes, a floor to ceiling window for extra light, while the luxurious bathroom dazzles with a four-piece suite, featuring a bath and a sizable walk-in shower.

residents of this exceptional flat will also benefit from secure underground parking, a dedicated concierge service, and have access to the spa and gym facilities.





## location

beaufort square, nw9, nestled within the vibrant borough of barnet in northwest london, is a quaint and charming residential area exuding a tranquil ambiance. characterized by rows of elegant townhouses and modern apartments, beaufort square offers residents a blend of contemporary living amidst a serene environment.

beyond the confines of this exquisite home lies a vibrant neighbourhood brimming with amenities and excellent transport links. just a short walk away is colindale station which provides swift access to central london, ensuring effortless commuting for residents. for motorists, the nearby m1, a1, and a406 offer convenient connections to major road networks, facilitating easy travel throughout the city and beyond.

this picturesque locale boasts well-maintained streets lined with lush greenery, providing a refreshing escape from the hustle and bustle of

urban life. residents can enjoy leisurely strolls along tree-lined avenues, soaking in the peaceful atmosphere and the sense of community that permeates the area. nearby, several parks offer ample opportunities for outdoor recreation and relaxation. just a short distance away lies the sprawling expanse of fryent country park, a verdant oasis encompassing over 250 acres of rolling hills, woodlands, and meadows. visitors can explore its network of scenic trails, picnic in idyllic settings, or simply unwind amidst nature's beauty.

whether enjoying a leisurely afternoon stroll, engaging in outdoor activities, or simply basking in the serenity of nature, beaufort square residents have a wealth of green spaces to explore and enjoy just moments from their doorstep.



## floorplan:

flat 35, capri house, 1 beaufort square, london, nw9 4bn

epc rating:

c

council tax band:

c

service charge:

£2,862 per annum

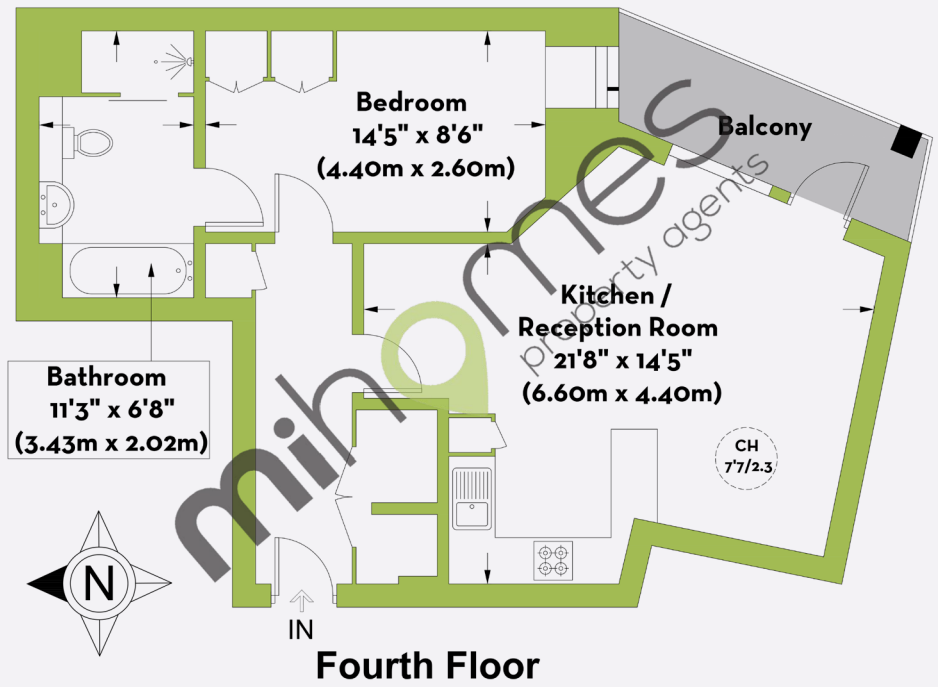
ground rent:

£300 per annum

lease:

994 years

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1078655)*



### overview

secure underground parking

close to local amenities

concierge serviced

offered on a chain free basis

open plan kitchen and living room

one bedroom apartment

gym & spa

private balcony

new development

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