



Beaufort Square, London



£575,000

A rare two bed, two bath dual aspect courtyard facing, premier specification corner apartment in Goldhawk house.

As selling agent, we like to do things a little differently here at Grange London and thought you might appreciate a testimony from the previous tenant about life in this amazing apartment:

"We had the privilege of staying in this flat for nearly two years, initially as a temporary stopgap when our previous housing plans fell through. Having always lived in houses, we were a bit hesitant about transitioning to a flat, but to our surprise, we absolutely fell in love with it—so much so that we ended up staying far longer than planned.

The location is truly unbeatable. Situated on the corner of the sixth floor, the flat is bathed in natural light from sunrise to sunset, with breath taking sunset views from the living room. The sense of community is wonderful, with a lively yet peaceful neighbourhood vibe, a beautiful park just in front, and a fantastic playground nearby.

One of the standout features was the incredible residents' spa facilities, including a pool, sauna, steam room, Jacuzzi, and a well-equipped gym—something we made great use of! Having an organic convenience store just across the street was also a game-changer, making daily life so much easier.

The flat was cosy, warm, and had a real sense of home. We always felt safe and comfortable, and leaving was a truly bittersweet moment for us.

This flat is not just a place to live—it's a place to love. Anyone lucky enough to move in will surely feel the same!" Leila

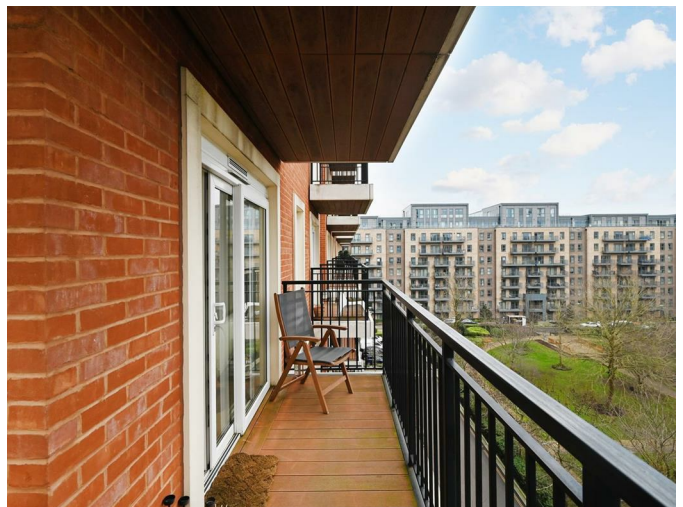
Say no more..... !

- 6th floor 2 bed, 2 bath
- Rare dual aspect corner apt – courtyard view
- Upgraded premier specification
- 872 sq ft internal, 2 balconies & Parking
- 5 minute walk to tube
- 24-Hour concierge
- Residents fitness suite including pool, gym, spa, jacuzzi and sauna
- Ground Rent: £375 pa
- Service Charge: £5,400 pa
- Tenure: 999 years from 2005

REQUEST A VIEWING
+44 (0)20 3019 6150

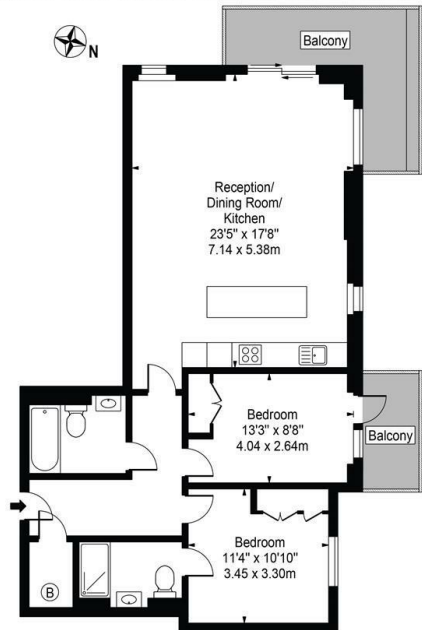


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Goldhawk House
Approx. Gross Internal Area 872 Sq Ft - 81.01 Sq M




Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



GRANGE LONDON

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