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# Beaufort Park, Hampstead Garden Suburb, NW11

## OIEO £475,000

 2 Bedrooms  1 Bathrooms  1 Receptions

### Key Features

- Two Double Bedrooms
- Purpose Built Apartment
- Modern Kitchen
- Recently Refurbished
- Double Glazing
- Communal Gardens

### Other Information

Tenure: Share of Freehold  
Length of Lease: 951 Years  
Ground Rent: Peppercorn  
Service Charge: £1,752.72 P/A  
Council Tax Band: D




### Nearest Stations

Finchley Central Station 0.7 miles  
Brent Cross Station 1.1 miles  
Golders Green Station 1.2 miles

### Property Description

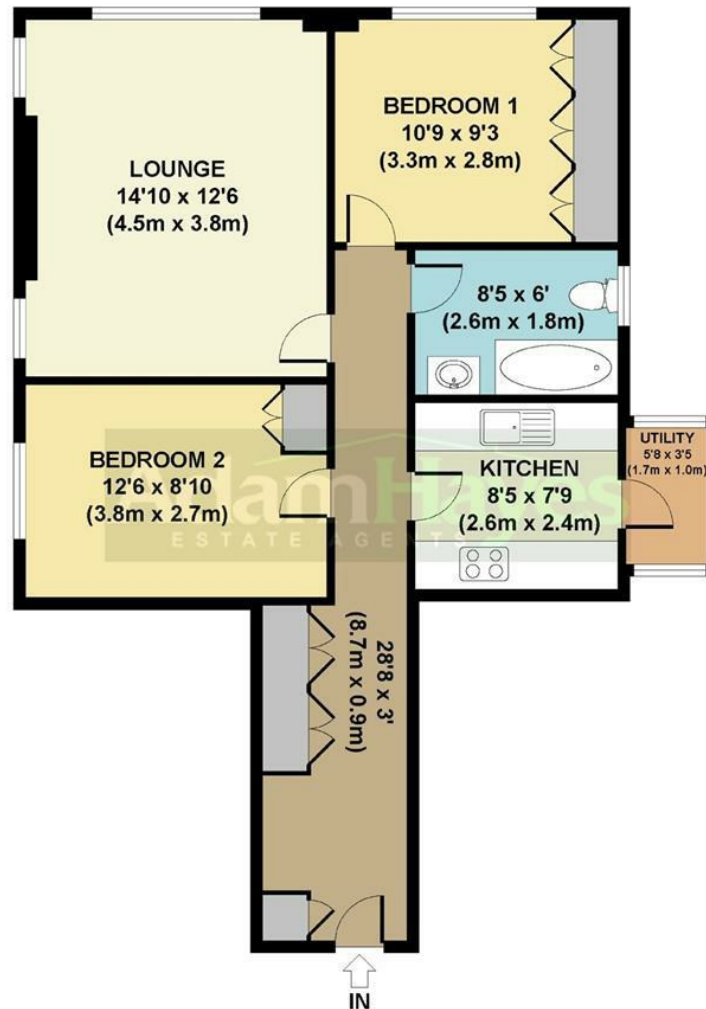
Welcome to this charming apartment located in the prestigious Beaufort Park, Hampstead Garden Suburb, NW11. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over comfortably. The apartment features a well-maintained bathroom, ideal for unwinding after a long day. Spanning 694 sq ft, this property offers a good amount of space for your daily activities and personal relaxation. Dating back to the 1930s, this apartment exudes character and history, adding a unique charm to your living space. The vintage appeal combined with modern amenities makes this property a perfect blend of old-world charm and contemporary comfort.

Don't miss the opportunity to make this apartment your new home in this sought-after location. Embrace the Hampstead Garden Suburb lifestyle and enjoy the tranquillity and elegance that this area has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROSS INTERNAL  
FLOOR AREA 694 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT / 65 SQ M  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.  
 Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.