



萊英家

Let UK Home

2 Bedrooms

Flat

Located in London

£2,250 Per Month



[pmadmin@letukhome.co.uk](mailto:pmadmin@letukhome.co.uk)

<https://www.letukhome.co.uk/>

020 4534 8145



# Flat 91 Fairbank House, 13 Beaufort Square

London | | NW9 4FJ



Let UK Home are excited to offer this spectacular 2 bedroom apartment in the heart of Fairbank House part of the Beaufort Park development.

This property comprises a large bright open plan kitchen and living room leading to a private balcony, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

The exclusive, residents-only spa is home to a large fitness studio, fully-equipped gym, indoor swimming pool, sauna and jacuzzi. Furthermore, residents will also benefit from a 24-hour concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

Beaufort Park is a thriving destination in North West London, one with a rich history in aviation, and provides homes set amongst a variety of shops and restaurants. Beaufort Park is exceptionally well located for work and play. King's Cross, home to tech giants Google, YouTube and Facebook, is just a short journey away. There are also a variety of cultural and leisure attractions on the doorstep. Brent Cross, the retail and leisure complex, is within easy reach. Close by is Hampstead Village with its boutiques, cobbled streets and views of London from Hampstead Heath. Beaufort Park is perfectly located to an outstanding selection of schools and nearby Middlesex University. The nearby London Underground Station provides swift and convenient access to Central London with 24hr weekend service.

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- 5th Floor
- 24h Security
- The Gym
- The Spa
- Parking Available
- Concierge Service
- Swimming Pool
- Sauna & Steam Room
- Treatment Room



2 Bedroom	72.1 sq m	776 sq ft
Living Space/Kitchen	7.78m x 3.87m	25' 6" x 12' 8"
Bedroom 1	4.15m x 2.92m	13' 7" x 9' 7"
Bedroom 2	4.19m x 2.82m	13' 9" x 9' 3"
Balcony	7.5 sq m	80 sq ft



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6/F Two Kingdom Street

London

W2 6BD

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**Council Tax Band: D**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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