

Beaufort Park is a collection of 46 one and two-bedroom, shared-ownership apartments in the heart of Colindale. Three different layouts offer choice and versatility, with each home benefiting from a smart specification, a private balcony and access to a landscaped courtyard garden. Onsite parking and cycle storage are complemented by a short walk to Colindale Tube station.

Beaufort Park is where people, placemaking and businesses come together in a practical, harmonious way. The choice of properties, development layout, shared spaces and on-site facilities foster a warm community spirit and create a thriving new neighbourhood. Integrated within Beaufort Park is a strong infrastructure that supports everyday living. Restaurants, pubs and shops are joined by a dentist, a hairdresser, a nursery, Middlesex University and the Driving Standards Agency. The development is also well served by bus routes and is less than a mile from Colindale Tube station. Despite its city location, Beaufort Park provides exceptional opportunities to relax and socialise in the natural environment, with a residents' concert an annual highlight. The 25-acre site encompasses a landscaped park with a central square and bandstand, play areas, a series of continental-style courtyards and manicured gardens.

Families looking for educational excellence will be reassured that standards in Colindale are high. Ten schools within a mile of Beaufort Park are rated 'Good' or 'Outstanding' by Ofsted, representing the state, selective, faith and independent sectors.

Shared Ownership Information

Shared ownership is a part buy part rent property which we are selling on behalf of Origin Housing  
You purchase a share with the help of a mortgage based on affordability and the minimum share being sold.

Open Market Value: £530,000  
25% Shared Ownership: £132,500  
Rent: £907pcm  
Service Charge: £300pcm

Affordability checks will be carried out prior to viewing, please email us and we will pass your details over the Origin Housing

How does Shared Ownership work?

If you bought a home on the open market, you would agree a purchase price through an estate agent. Then you would take out a mortgage to cover the total purchase price of the property minus any deposit you might have available.  
With Shared Ownership, the price of the property is fixed at the open market value, as assessed by a qualified valuer. You borrow just enough to cover the share you are buying. This is referred to as equity share.

The equity share amount will be an amount that you can afford, as set out under government guidelines. The total monthly cost of the rent, plus your mortgage, will be lower than the monthly cost if you bought the property outright with a mortgage.

For legal reasons, while you are only buying a part-share of the property, you will have a leasehold interest. However, you may buy further shares. This is called 'staircasing', and may eventually progress to outright ownership.

Kitchen

- Zanussi ceramic hob in black
- Integrated Zanussi appliances including single oven, cooker hood in stainless steel, fridge/freezer and dishwasher
- Zanussi freestanding washer/dryer (to utility cupboard)
- Cabinetry finished in colourway 'pebble' with matt black bar handles
- 3 x 10 litre integrated waste bins
- Grey granite-effect laminate worktops and upstands
- Stainless steel splashback
- 1.5 bowl Carron Onda inset sink
- Blanco Daras Eco Flow 6 mixer tap in chrome

Bathroom

- Vado thermostatic bath mixer in chrome
- Sandringham bath in white

- Merlyn bath screen
- Vado adjustable, wall-mounted shower kit in chrome
- Johnsons wall tiles, Zeya range, in light grey
- Ideal Standard semi-countertop basin
- Gloss white laminate vanity top
- Ideal Standard WC with concealed cistern and dual flush
- Vado toilet roll holder in chrome
- Walls painted using Johnstones acrylic durable matt in white

External Finishes

- External door in anthracite mountain larch
- Door viewer in stainless steel
- Door chain in satin stainless steel
- Heavy-duty mortice tubular latch
- Comelit Mini video entry phone door system

Electrical

- Orilight downlighters throughout
- White sockets and switches

Origin Housing

Twocan are proud to be advertising these properties on behalf of Origin Housing, who will facilitate any viewings and assess eligibility for shared ownership.

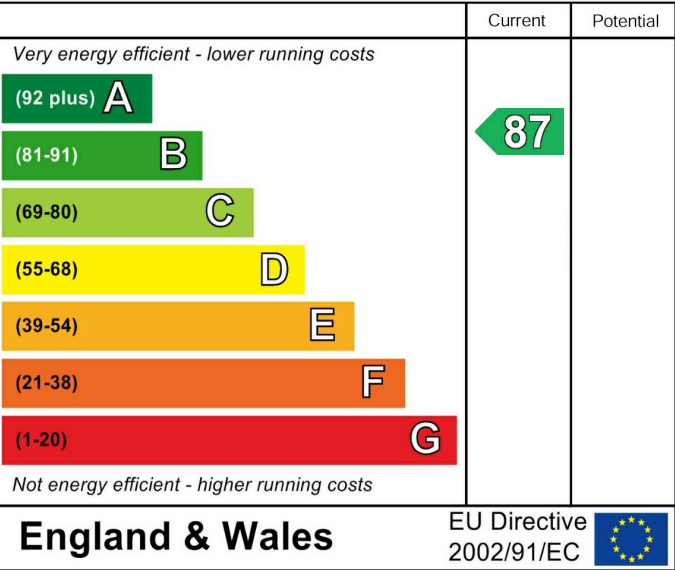
Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Finishes

- Domus oak-effect, plank-style luxury vinyl to kitchen, hallway and utility cupboard
- Clarendon Carpets New Kendall Twist in sable to bedrooms
- Johnsons floor tiles, Rico range, in cement, to bathrooms

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

