



## Maygrove Road, London, NW6 2DA

**£941,000**

An enormous 3 double bedroom 2 bathroom ground floor furnished apartment offering over 1,200 square feet of space.

Beaufort Court is located minutes from the the centre of West Hampstead, offering excellent shops, bars & restaurants as well as very good transport links to the West End and the City.

Beaufort Court further benefits from a day concierge and residents gardens.

Oversized open plan living room with luxury fitted kitchen, three good size bedrooms and 2 luxury bathroom suites.

The apartment enjoys a quiet aspect overlooking the communal gardens from its large wrap around terrace.

Service charge £7050 per annum.

Ground rent £450 per annum.

Lease: 992 years remaining.

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- West Hampstead - NW6
- Park to rear
- Concierge & landscaped gardens
- Wrap around terrace and views of Park
- 5 min walk to West End Lane
- 3 Bedrooms & 2 bathrooms
- Residents gym
- Excellent transport links to the West End & City
- Over 1,200 sq feet of space



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BEAUFORT COURT



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM



EN-SUITE

## Maygrove Road, London, NW6 2DA



BEDROOM

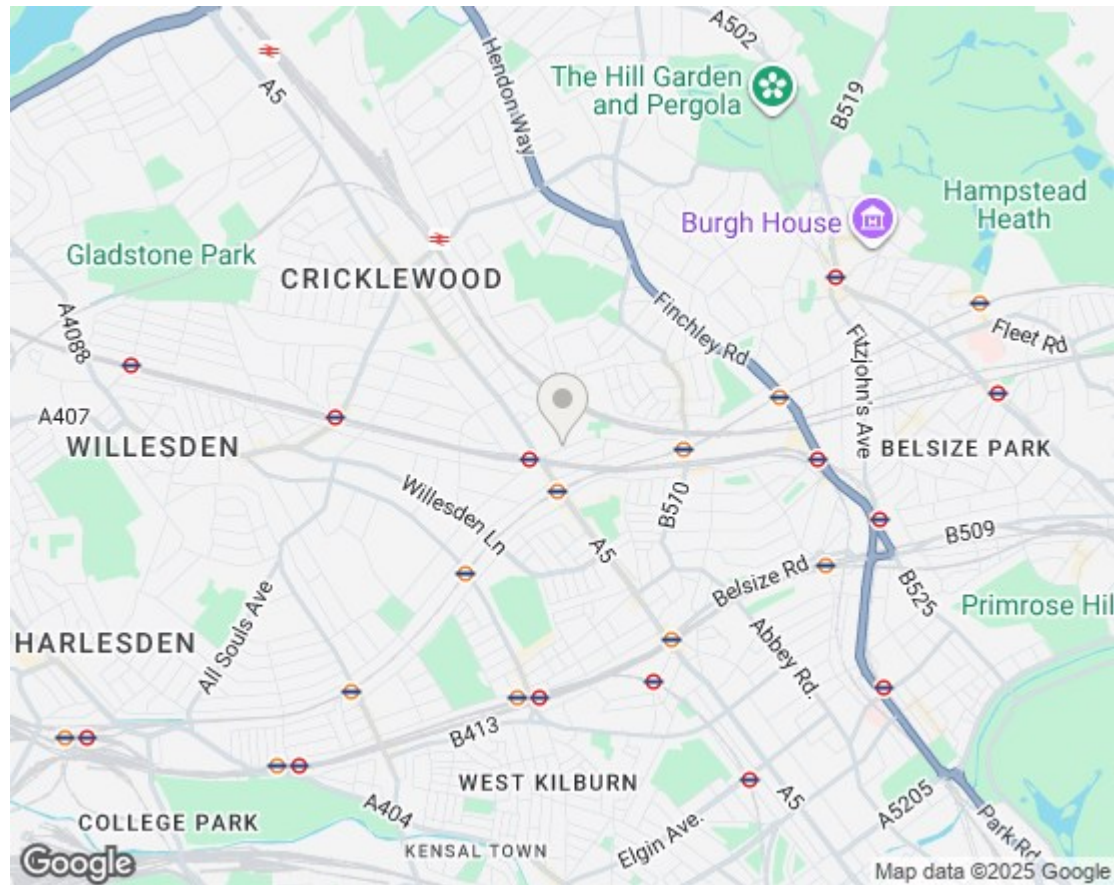


BEDROOM



BATHROOM





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.