



## **Beaufort Square, London, NW9 4FF**

**£607 Per Week**

FERMONT HOUSE IS ARGUABLY THE BEST POSITIONED BLOCK IN BEAUFORT PARK. THE BUILDING SITS TO THE EAST OF BEAUFORT SQUARE ENJOYING STUNNING VIEWS OF THE NEWLY CREATED GARDEN SQUARES.

The accommodation is located on the 3rd floor set over 774 square feet and comprises a light and sunny reception room with glass doors leading onto a balcony overlooking the garden square, open plan fully fitted kitchen, master bedroom with open plan dressing area and access to an En-suite as well as views over the gardens, the second bedroom is also a good size and enjoys views of the gardens and benefits from use of the master bathroom located off the hallway

COMES FURNISHED.  
PROPERTY AVAILABLE NOW

- BEAUFORT PARK NW9
- OVERLOOKING GARDENS
- POOL, GYM & CONCIERGE
- ZONE 4 CLOSE TO STATION
- TWO BEDROOMS
- SET OVER 770 SQUARE FEET
- AVAILABLE NOW
- TWO BATHROOMS
- CLOSE TO STATION
- WELL PRESENTED

## Beaufort Square, London, NW9 4FF



**BEDROOM**



**BEDROOM/DRESSING ROOM**



**BEDROOM**



**DRESSING ROOM/EN-SUITE**



**EN-SUTE**



**BEDROOM**



## Beaufort Square, London, NW9 4FF



HALLWAY



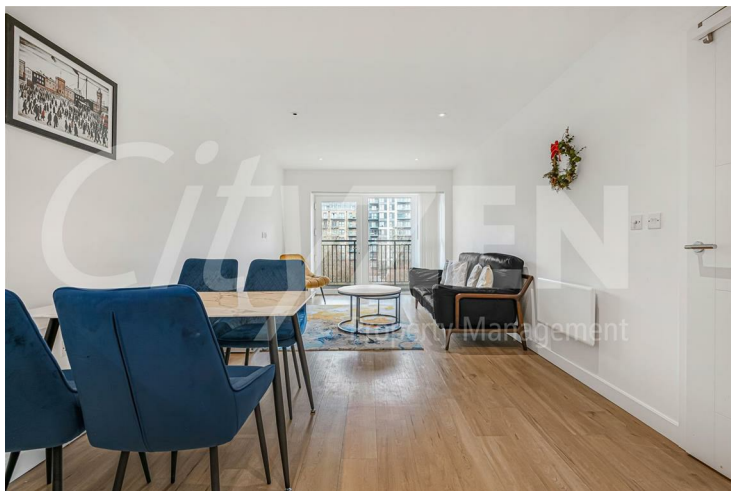
RECEPTION



HALLWAY



KITCHEN



RECEPTION



DINING AREA



## Beaufort Square, London, NW9 4FF



RECEPTION



VIEWS OVER GARDEN SQ



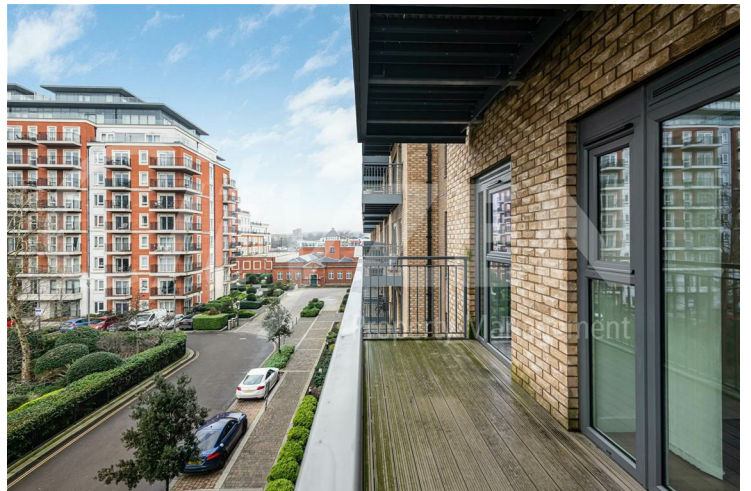
BALCONY



BALCONY



BALCONY



BALCONY



## Beaufort Square, London, NW9 4FF



LOBBY



FERMONT HOUSE



COMMUNAL GARDENS



BEDROOM



FERMONT HOUSE



BATHROOM

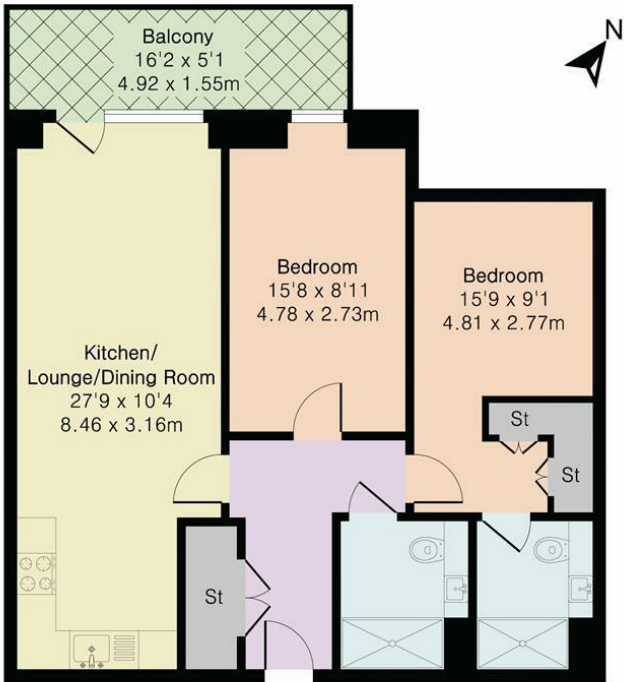
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RECEPTION



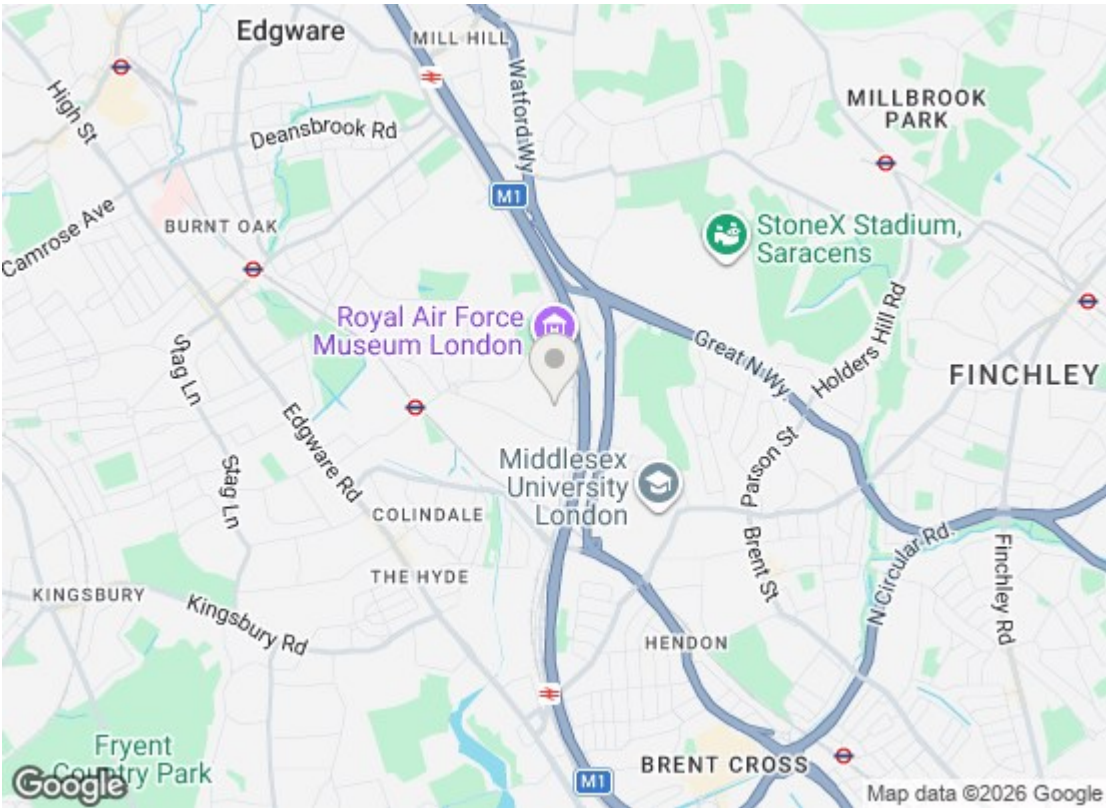
Approximate Gross Internal Area 774 sq ft - 72 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.