



## **Beaufort Court, Maygrove Road, London, NW6 2DA**

**£550 Per Week**

A 2 double bedroom 2 bathroom apartment for rent within this luxury development located in West Hampstead NW6.

Open plan living room with luxury fitted kitchen, terrace, 2 double bedrooms and 2 luxury bathroom suites.

West Hampstead offers 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 service, residents gym and residents gardens.

Comes furnished.

PROPERTY AVAILABLE FROM 29.11.2024

- 2 DOUBLE BEDROOMS
- TERRACE
- DAY CONCIERGE
- LANDSCAPED GARDENS
- AVAILABLE FROM 29.11.2024
- 5 MIN WALK TO WEST END LANE
- 2 BATHROOMS
- RESIDENTS GYM
- EXCELLENT TRANSPORT LINKS TO THE WEST END & CITY
- FURNISHED

# Beaufort Court, Maygrove Road, London, NW6 2DA



COMMUNAL ENTRANCE HALL



RESIDENTS GARDENS



RECEPTION ROOM



GYM



KITCHEN



BEDROOM

# Beaufort Court, Maygrove Road, London, NW6 2DA



RECEPTION ROOM



BEAUFORT COURT



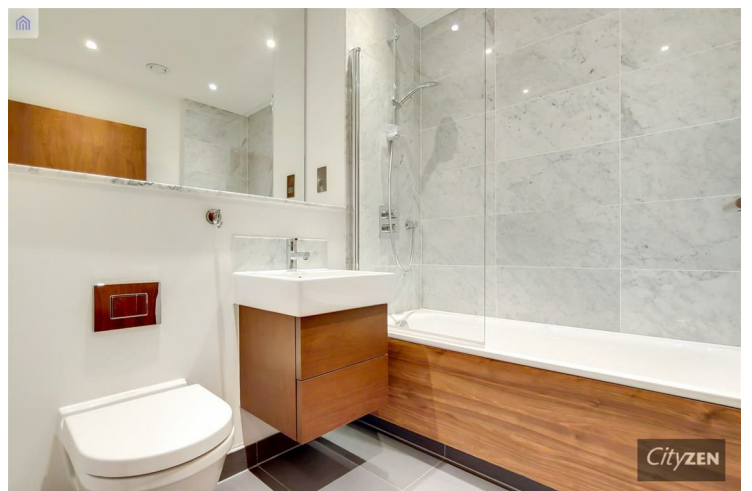
BEDROOM



BEDROOM



BEDROOM



BATHROOM

# Beaufort Court, Maygrove Road, London, NW6 2DA



EN-SUITE



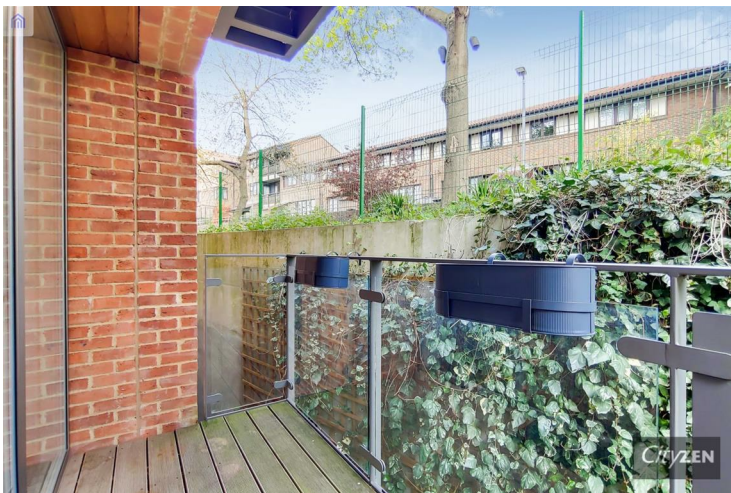
VIEW FROM TERRACE



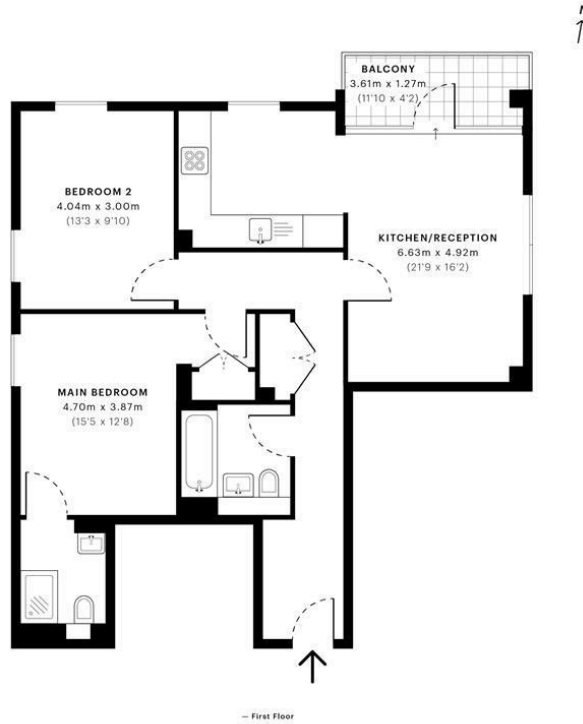
GYM



BUILDING ENTRANCE



TERRACE



**GROSS INTERNAL MEASUREMENTS**  
The footprint of the property  
72.82 sqm / 783.83 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes measurements of restricted head height  
68.80 sqm / 740.56 sqft

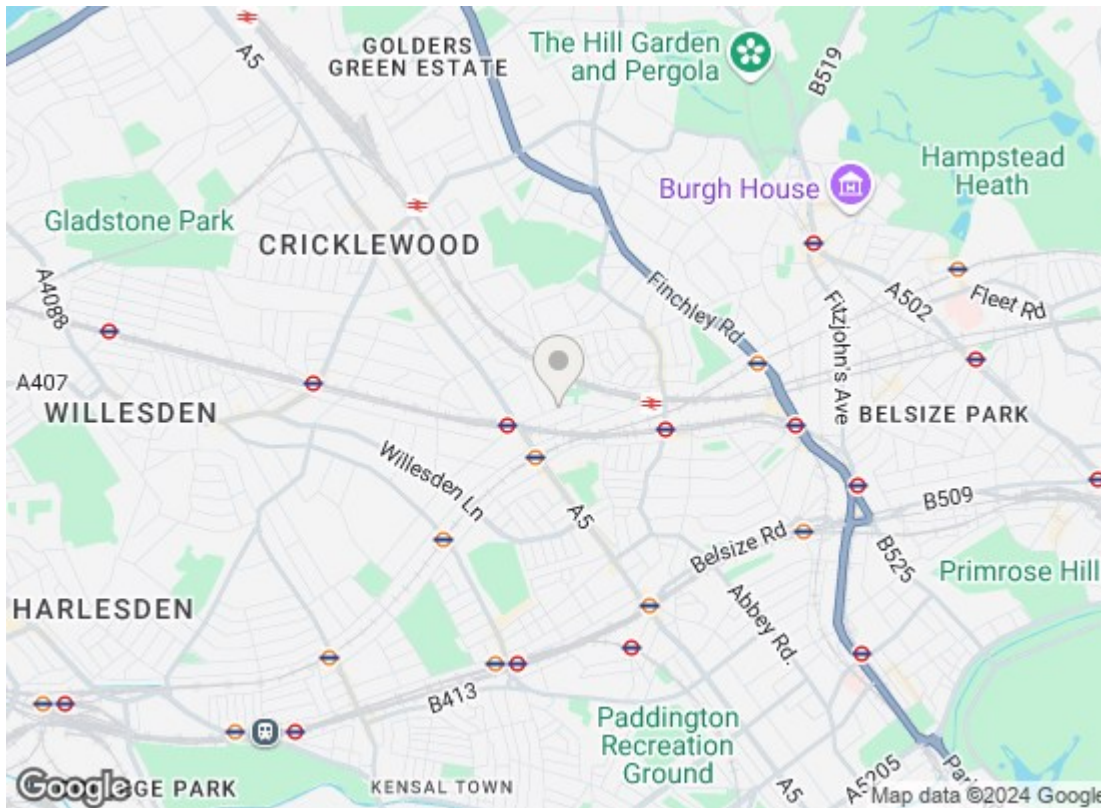
**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
4.40 sqm / 47.36 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

**spec Verified** **RICS Certified Property Measurer**

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2E RESIDENTIAL: 78.67 sqm / 846.80 sqft  
IPMS 3E RESIDENTIAL: 73.53 sqm / 794.07 sqft  
SPEC ID: 607096531079c50dbafae3a3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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		
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) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.