



## Beaufort Square, Colindale, NW9 4BN

£560,000 - Leasehold

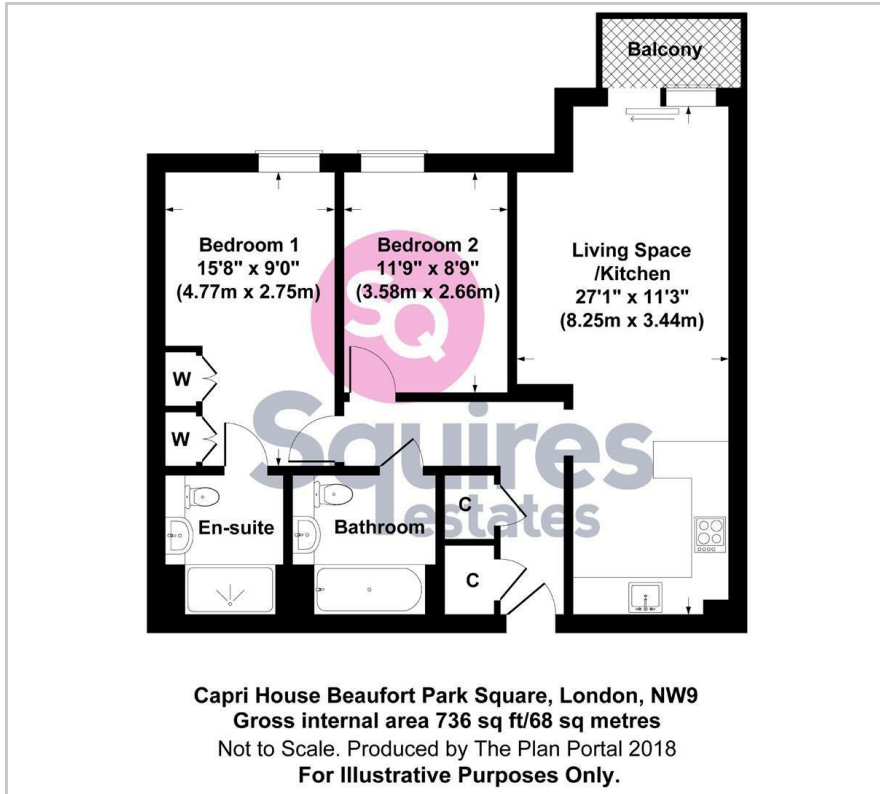
A 2 bed 2 bath 'Elite' apartment is located on the 4th floor of this 5 year old block. The property benefits from a 27' reception room with balcony facing internally at one of the lovely communal gardens. Two double bedrooms, the master comes with an en suite bathroom and fitted cupboards. Amenities include 24 hour estate management, a residents' spa & gym, luxurious communal hallways and charming landscaped parkland. Parking space included. The property is located approximately 0.4 miles from Colindale Tube station and would make an ideal first time purchase.

NB: Property has been rented since photos were taken

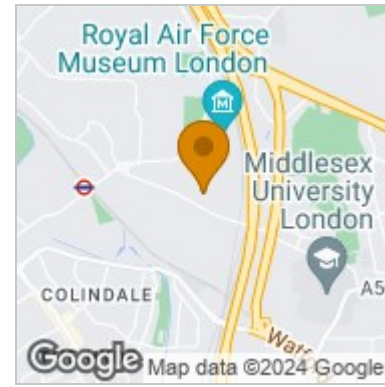
Lease: 979 years left  
Ground Rent: £375 per annum  
Service Charge: Approx. £3500  
Council tax band D

- Two double bedrooms
- 4th floor
- Modern block
- 24 hour concierge
- Balcony
- 27' reception room
- Underground parking
- Chain Free

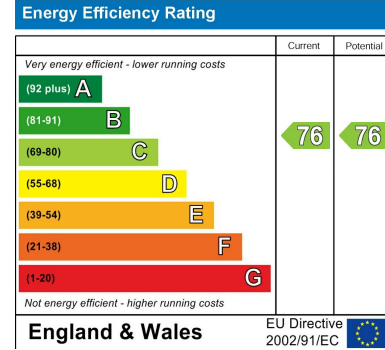
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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