

BEAUFORT COURT, NW6



BEAUFORT COURT
MAYGROVE ROAD, NW6

A three bedroom ground floor apartment at Beaufort Court, with a 13-metre reception room and kitchen, and access to a patio.

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Local Authority: Camden

Council Tax band: F

Tenure: Leasehold, approximately 989 years treamining

Service charge: approximately £6,113.98 per annum, reviewed every year, next review due 2026

Ground rent: approximately £450 per annum, review period unknown

Guide price: £800,000





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Occupying the ground floor of a modern brick-built development on Maygrove Road, this three bedroom apartment offers a layout that is unique within the development, with approximately 1,238 sq ft (115 sq m). The accommodation combines an impressive open-plan reception room and kitchen with two bathrooms and access to a patio extending alongside the principal living space.

The entrance hall leads through to the reception room, where a layout measuring approximately 13.03 metres in length provides distinct areas for sitting, dining and entertaining. Extensive glazing brings natural light into the room, while glazed doors connect the living space to the patio. White kitchen cabinetry and a substantial central island with breakfast bar seating create a clearly defined kitchen area without interrupting the open-plan arrangement.





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The bedroom accommodation is approached from the hall. The principal bedroom includes fitted wardrobes and an en suite shower room, while two further bedrooms are served by a separate bathroom with a bath and overhead shower. Additional storage is incorporated into the hallway.

Outside, the paved patio runs along the reception room, with established planting beyond providing a green backdrop to the living accommodation.

Maygrove Road lies between West Hampstead and Kilburn, with independent cafés, restaurants and neighbourhood shops along West End Lane, complemented by the broader shopping facilities of Kilburn High Road. Maygrove Peace Park provides a local green space. Transport options include Kilburn Underground station on the Jubilee line and Brondesbury Overground station, with further Underground, Overground and Thameslink services at West Hampstead.





Approximate Floor Area = 115.0 sq m / 1238 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor

Maygrove Road, London, NW6
Approximate Gross Internal Area = 115 sq m / 1238 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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