



BEAUFORT SQUARE, COLINDALE NW9
OFFERS IN EXCESS OF £465,000 LEASEHOLD

TWO BEDROOM LUXURY APARTMENT WITH BALCONY, GYM ACCESS & PRIME LOCATION

- **SERVICE CHARGE APPROX £3800 PER ANNUM**
- **GROUND RENT APPROX £187.50 PER ANNUM**

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DESCRIPTION:

Winkworth are pleased to present this immaculately finished two-bedroom, two-bathroom apartment, spanning approximately 982 sq ft, and located in the desirable Beaufort Park development in NW9. Set on an upper floor with lift access, the property offers a perfect blend of contemporary design, comfort, and convenience. The spacious open-plan living and dining area is filled with natural light and opens onto a private south-facing balcony—ideal for relaxing or entertaining. The sleek, custom-designed kitchen is fitted with integrated NEFF appliances, back-painted glass splashbacks, and ample storage, providing a stylish and practical cooking space.



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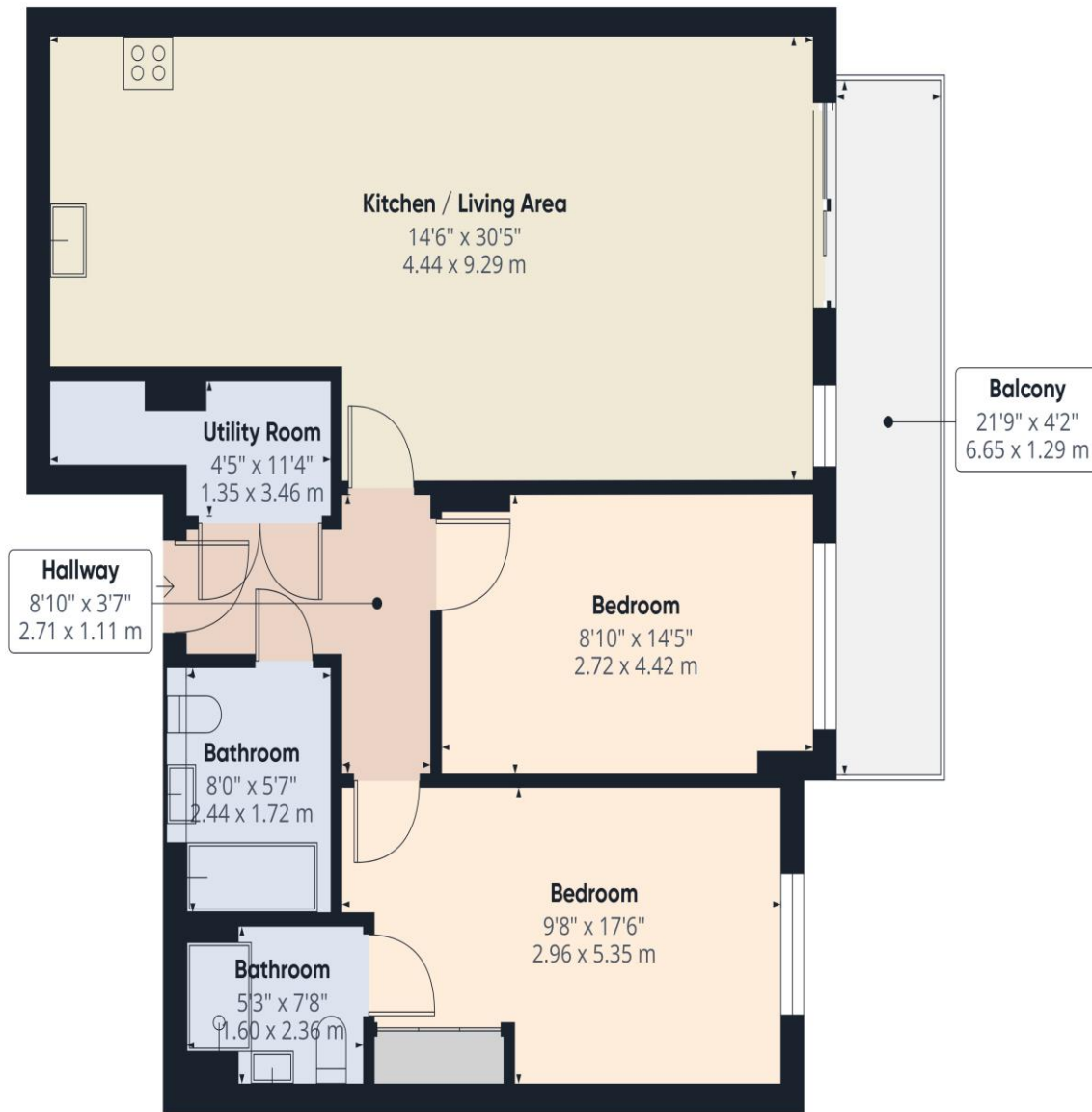
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Approximate total area⁽¹⁾

982 ft²

91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approx 978 year and 0 months

Council Tax Band: Band E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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