



Winkworth
for every step...

Chapman House, Colindale, NW9

£400,000 Leasehold



*****Guide Price - £400,000 - £425,000*****

Situated on the third floor of the sought-after Chapman House within the prestigious Beaufort Park development, this beautifully presented two double bedroom apartment offers contemporary living in one of North West London's most established modern communities. The property opens into a welcoming hallway leading through to a bright and spacious open plan living and kitchen area, thoughtfully designed

KEY FEATURES

- Third floor apartment with lift access
- Private balcony extending the living space
- Bright open-plan living and kitchen area
- Two generous double bedrooms
- Principal bedroom with en-suite shower room
- Residents' gymnasium and swimming pool



Winkworth



Winkworth

Hendon

020 8202 1031 | hendon@winkworth.co.uk

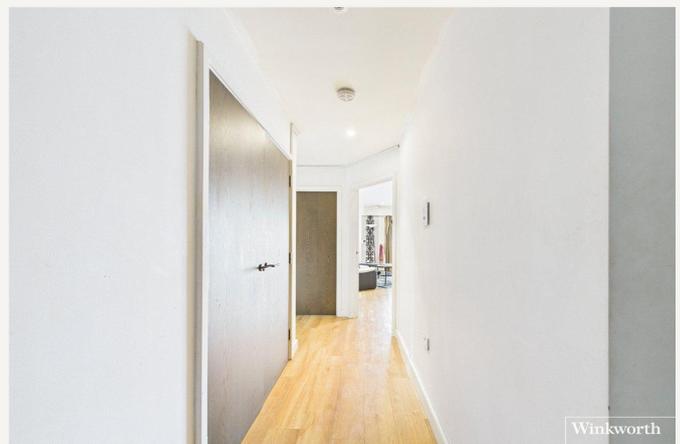
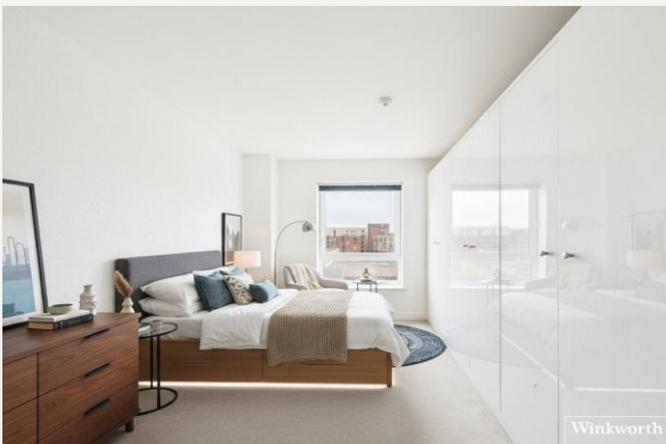
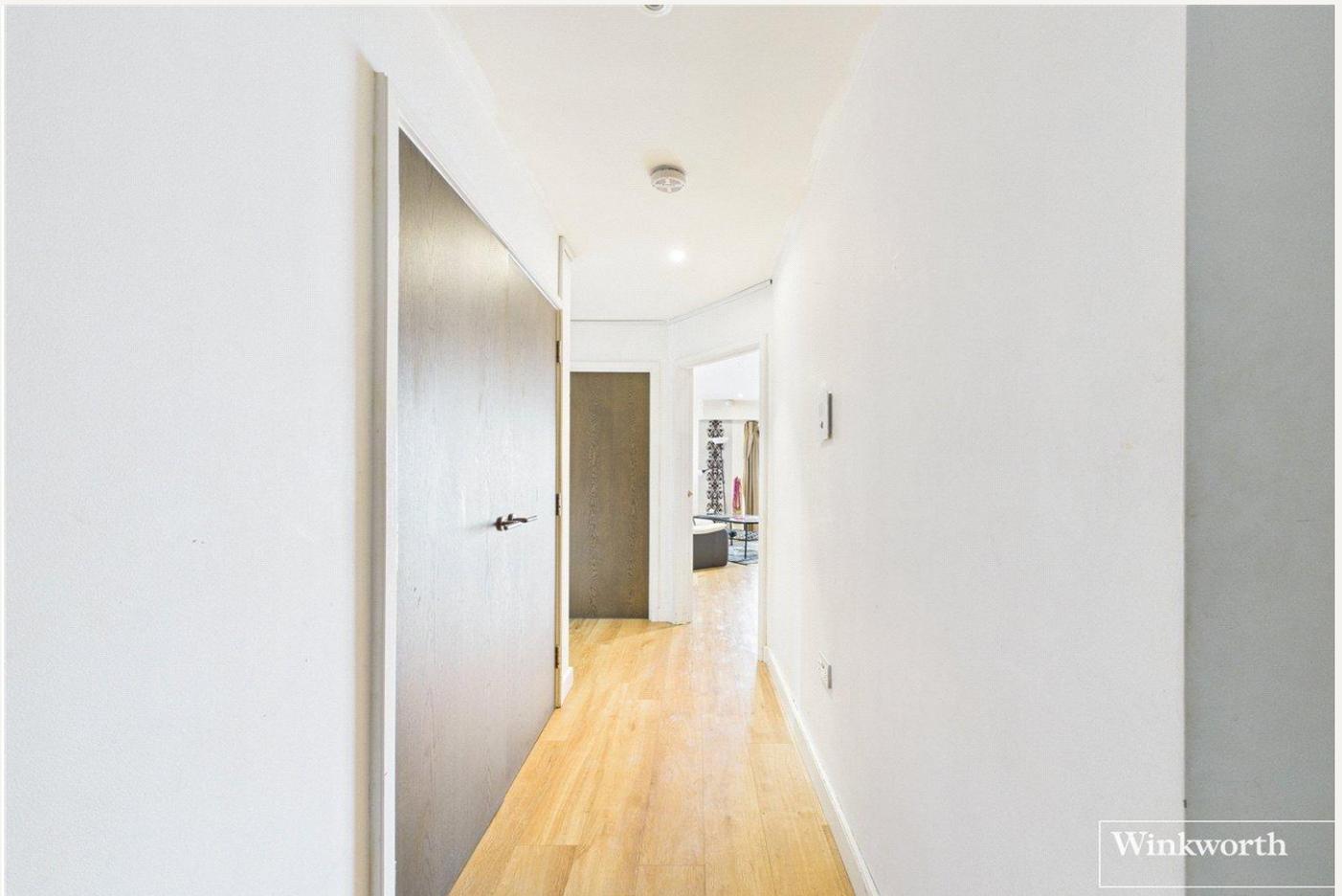


for every step...



for both everyday comfort and entertaining. Large doors provide direct access to a private balcony, creating an excellent extension of the living space. The apartment comprises two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a separate modern family bathroom. Residents of Chapman House enjoy an exceptional lifestyle offering, including lift access, concierge service, secure parking, well maintained communal gardens and exclusive access to the development's gymnasium and swimming pool, providing a level of convenience rarely found locally. The location is one of the property's strongest features. Colindale Underground Station is within easy walking distance, offering direct Northern Line services into Central London, the City and the West End, making this an ideal base for commuters. The area is also well served by local bus routes and excellent road links including the A5 and North Circular.





MATERIAL INFO

Tenure: Leasehold

Term: Approx 988 year and 10 months

Service Charge: Approx £3660 per annum

Ground Rent: Approx £225 Annually (subject to increase)

Council Tax Band: D

EPC rating: B



Approximate total area⁽¹⁾
713 ft²
66.3 m²

Balconies and terraces
76 ft²
7.1 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

QR
CODE
COMING
SOON

<https://www.winkworth.co.uk/sale/property/HEN180035>

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.

Hendon

020 8202 1031 | hendon@winkworth.co.uk

Winkworth

for every step...