

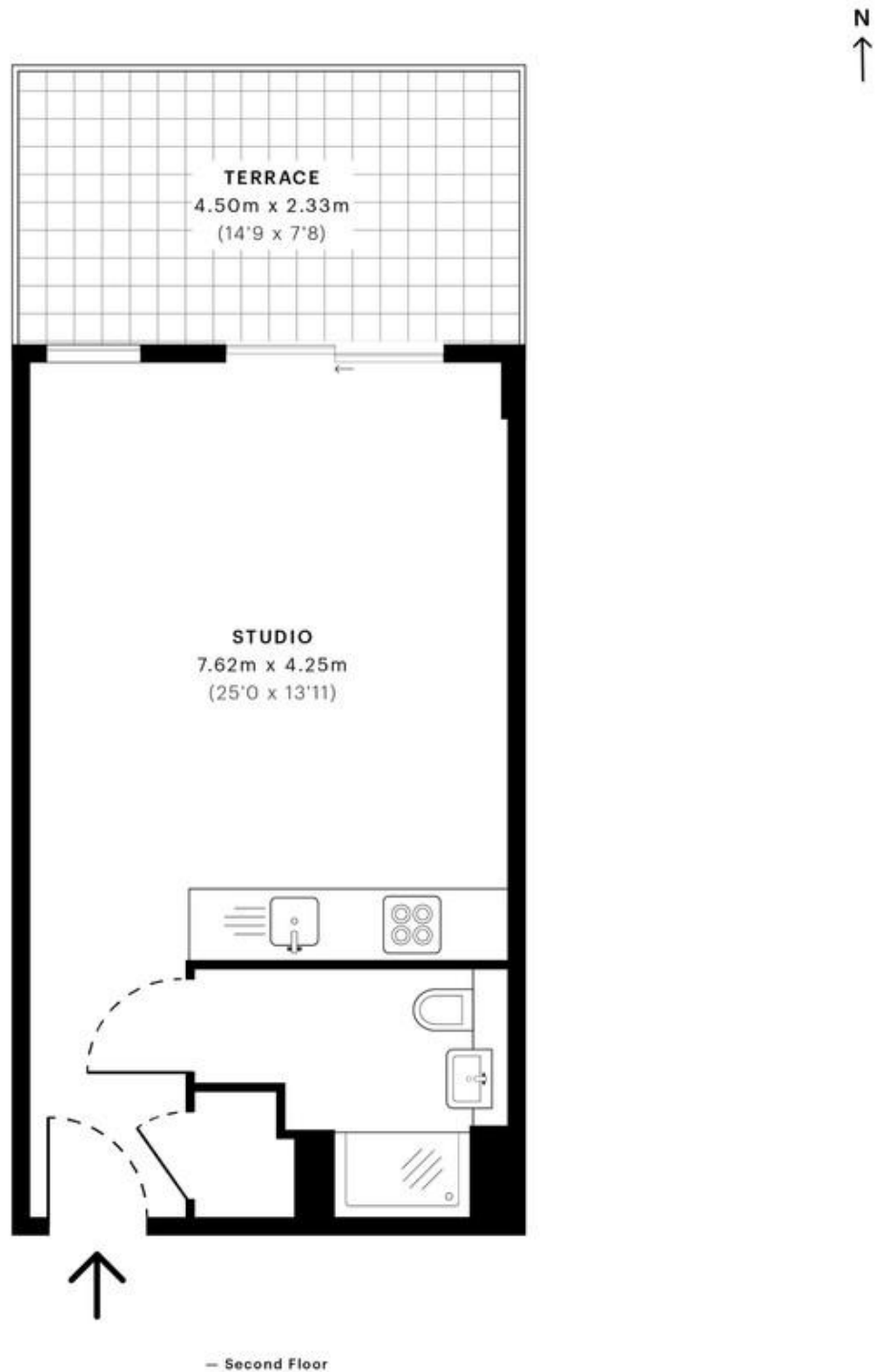


Beaufort Square, London

£1,250pcm

Mile are pleased to present this stunning studio to rent in the highly sought after Beaufort Park development. This studio comprises of an open plan kitchen/living space, wooden floors throughout, separate bathroom, outside space and access to the gym/sauna. Close to local amenities and approximately 10 minute walk from Colindale Station (Northern Line). Also includes Water. Available 2nd May! EPC Rating - D

- Spacious Studio in Beaufort Park
- Wooden Flooring
- Fully Fitted Kitchen
- High Specification
- Private Bathroom
- 10 Minute Walk to Colindale Station
- Access to the Gym
- Includes Water
- EPC Rating - D
- Available Beginning of May!



GROSS INTERNAL AREA (GIA)
The footprint of the property
32.65 sqm / 351.44 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
31.55 sqm / 339.60 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
10.26 sqm / 110.44 sqft

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

Spec Verified floor plans are produced in accordance with

IPMS 3B RESIDENTIAL 42.84 sqm / 461.13 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.