



1

Bedroom



1

Bathroom



We are pleased to offer for sale this One bedroom apartment located within Croft House which is part of the popular Beaufort Park development.

This property benefits from a spacious lounge with a modern fully fitted kitchen at one end and a balcony at the other. There is also a double bedroom with fitted wardrobes, a fully tiled bathroom, wood laminate flooring throughout except in the bedroom which is carpeted, a security intercom system and lift. This property also comes with a parking space within the secure residents car park.

Being located within Beaufort Park means that the new owner of this property will benefit also from a mix of local shops, restaurants and being close to Colindale Tube Station and other local amenities. This property also comes with use of the residents only gym, spa and pool.

Offered chain free.

Entrance Hall 3.50m x 1.20m (11.48ft x 3.94ft)

Reception 4.50m x 3.20m (14.76ft x 10.50ft)

Kitchen 2.30m x 2.10m (7.55ft x 6.89ft)

Bedroom 4.50m x 2.50m (14.76ft x 8.20ft)

Bathroom 2.30m x 1.50m (7.55ft x 4.92ft)

Storage 2.30m x 0.80m (7.55ft x 2.62ft)

Balcony 2.60m x 1.20m (8.53ft x 3.94ft)

Parking

Parking within the secure car park.

Leasehold

In excess of 980 Years remaining (As advised by the Vendor)

Service Charge

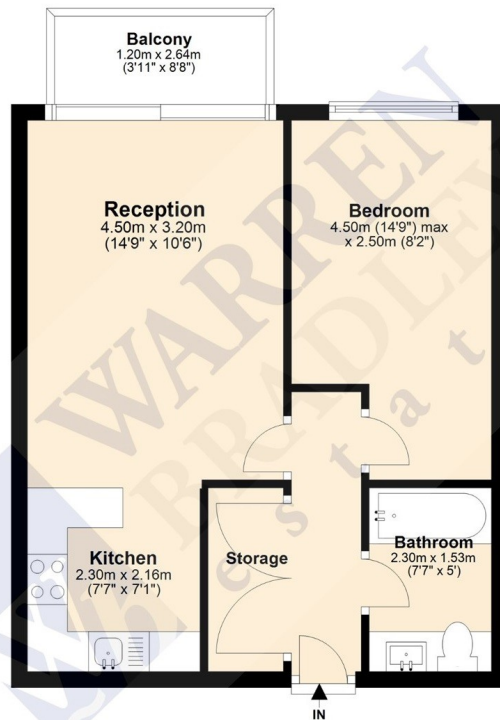
£2068.69 - Per Annum Including Water Rates (As Advised by the Vendor)

Ground Rent

£250.00 - Per Annum (As Advised by the Vendor)

Croft House

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 43.3 sq. metres (465.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

