

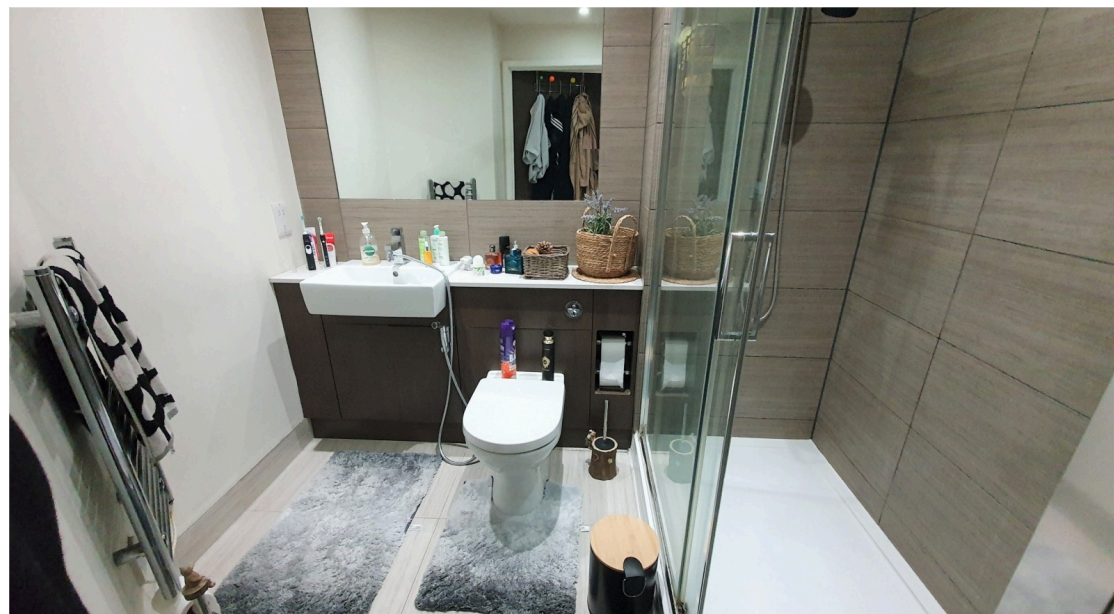


 **2**
Bedrooms

 **2**
Bathrooms

*Contemporary
Studio, 1, 2 & 3 bedroom*

Chapman House
Carvell House



We are pleased to offer for sale this two bedroom two bathroom apartment with private balcony located within Carvell House which is part of the popular Beaufort Park development located only a short stroll from Colindale Underground Station which offers a direct link to Central London along the Northern Line in under 20 minutes.

Beaufort Park development also benefits from many shops, restaurants, landscaped communal gardens and conceirge system.

This property benefits from a spacious lounge with a modern fully fitted kitchen at one end and a balcony at the other. There are also two double bedrooms both with en-suite shower rooms and fitted wardrobes. There is wood laminate flooring throughout except in the bedroom which is carpeted, ample storage throughout, a security intercom system and lift.

This property also comes with a parking space within the secure residents car park and use of the residents only gym, spa and pool.

Offered chain free.

Reception 4.00m x 3.90m (157' 6" x 153' 7")

Balcony 4.00m x 1.20m (13.12ft x 3.94ft)

Kitchen 5.14m x 3.10m (16.86ft x 10.17ft)

Bedroom 1 6.96m x 4.16m (22.83ft x 13.65ft)

Bedroom 1 (Ensuite) 2.76m x 1.54m (9.06ft x 5.05ft)

Bedroom 2 4.90m x 4.60m (16.08ft x 15.09ft)

Bedroom 2 (Ensuite) 2.30m x 2.00m (7.55ft x 6.56ft)

Parking

Parking Space within residents secure car park

Leasehold

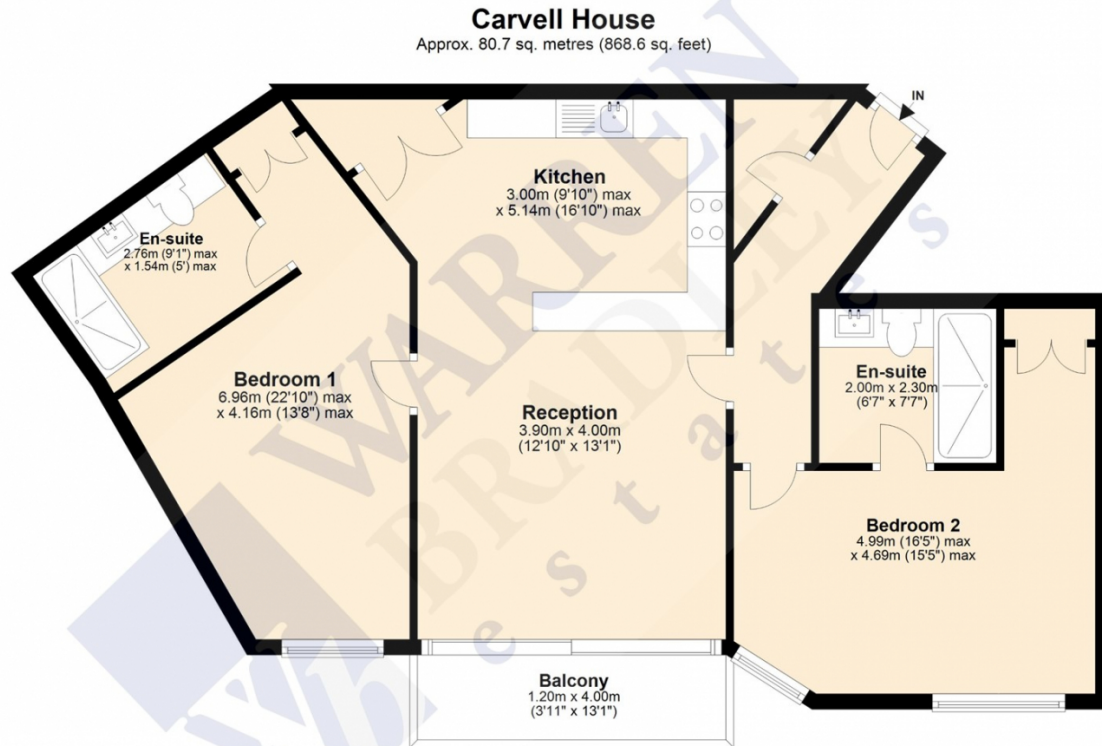
990 Years remaining (As advised by the vendor).

Service Charge

£4000.00 Per Annum (As advised by the vendor).

Ground Rent

£350.00 Per Annum (As advised by the vendor).



Total area: approx. 80.7 sq. metres (868.6 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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

