



ARGENT HOUSE, 3 BEAUFORT SQUARE
COLINDALE, NW9

Asking Price £820,000 Leasehold

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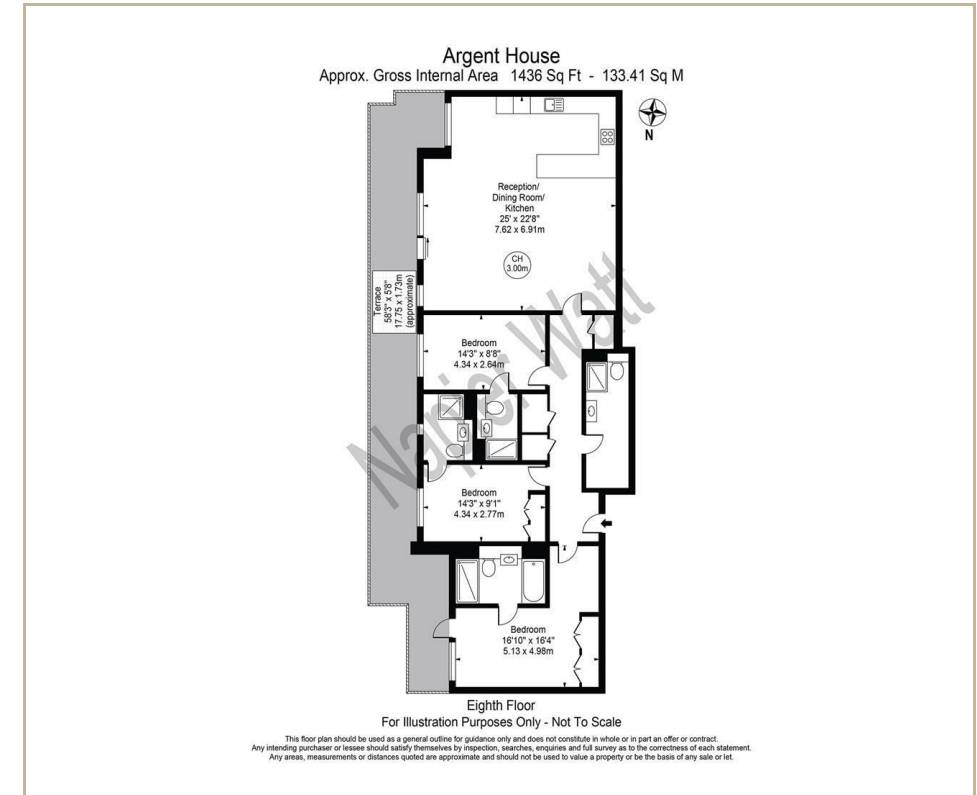
PROPERTY CONSULTANTS

Description

A spectacular three bedroom apartment on the eighth floor of this modern purpose built block, located on the Beaufort Park development, 0.4 miles from Colindale Underground station (Northern Line). The property benefits from a spacious reception room with an open plan hi-spec kitchen, principal bedroom suite with fitted wardrobes, two further double bedrooms (one with en-suite shower room) and a family

bathroom. Further benefits include ample storage, private terrace, one secure underground parking space and access to communal garden.

3 BEDROOMS : EN SUITE SHOWER ROOM : BATHROOM : RECEPTION ROOM : KITCHEN : PARKING : COMMUNAL GARDEN : EPC RATING D



TERMS

999 years from 25 December 2005

Ground Rent £550 pa

Service Charge £5,755.78 pa (2021)

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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