



ARGENT HOUSE, 3 BEAUFORT SQUARE
COLINDALE, NW9

Asking Price £775,000 Leasehold

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Description

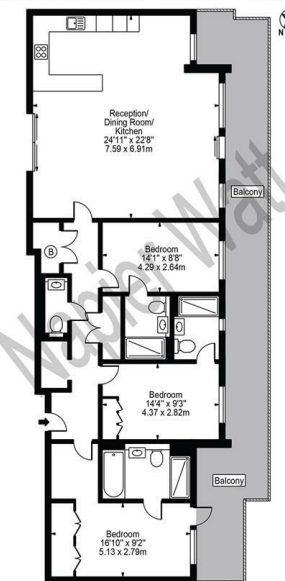
A spectacular three bedroom apartment on the eighth floor of this modern purpose built block, located on the Beaufort Park development, 0.4 miles from Colindale Underground station (Northern Line). The property benefits from a spacious reception room with an open plan hi-spec kitchen, principal bedroom 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



Argent House,
Beaufort Square
Approx. Gross Internal Area 1402 Sq Ft - 130.25 Sq M



Eighth Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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