



65 Maygrove Road, London, NW6 2DA

£925,000

A 3 double bedroom 2 bathroom apartment for sale offering ample space for families or a couple looking for extra space.

Beaufort Court is a luxury development located minutes from the centre of West Hampstead, with a host of excellent shops, bars & restaurants as well as very good transport links to the West End and the City.

The spacious accommodation which is set over 1,180 square foot comprises a 32ft reception room with access to a South facing balcony, a master bedroom with En-suite and a balcony overlooking the private gardens, 2 further bedrooms and a family bathroom. The 3rd bedroom can open up via bifold doors to the lounge allowing options for a guest room or a study.

Beaufort Court further benefits from a day concierge, gym and residents gardens.

GROUND RENT £450 PA / SERVICE CHARGE £6136 PA / LEASE 992 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 3 DOUBLE BEDROOMS
- 32FT SOUTH FACING LOUNGE
- RESIDENTS GARDENS
- AVAILABLE FROM 02.05.2022
- 2 BATHROOMS
- GYM & CONCIERGE
- CLOSE TO WEST HAMPSTEAD
- 2 BALCONIES
- FAMILIES OR A COUPLE
- OVER 1,180 SQUARE FEET

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BEAUFORT COURT



RESIDENTS GYM



COMMUNAL GARDENS



RESIDENTS GYM



LOBBY OF BEAUFORT CT



RECEPTION ROOM

65 Maygrove Road, London, NW6 2DA



KITCHEN



RECEPTION ROOM



BEDROOM



DINING AREA



RECEPTION ROOM



BEDROOM

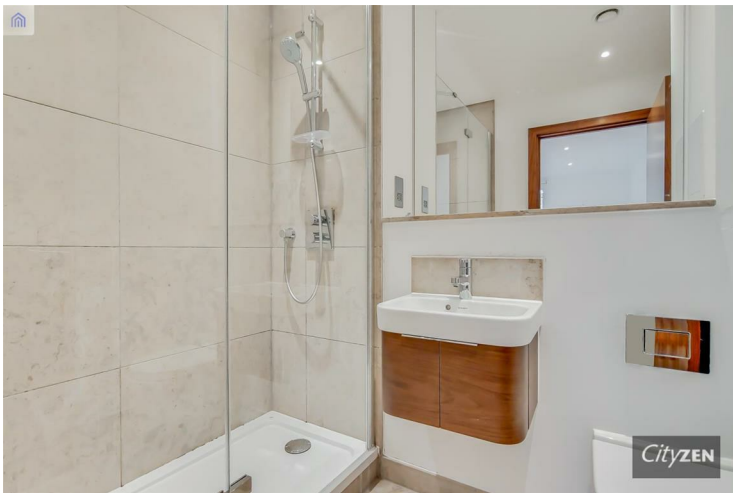
65 Maygrove Road, London, NW6 2DA



BEDROOM



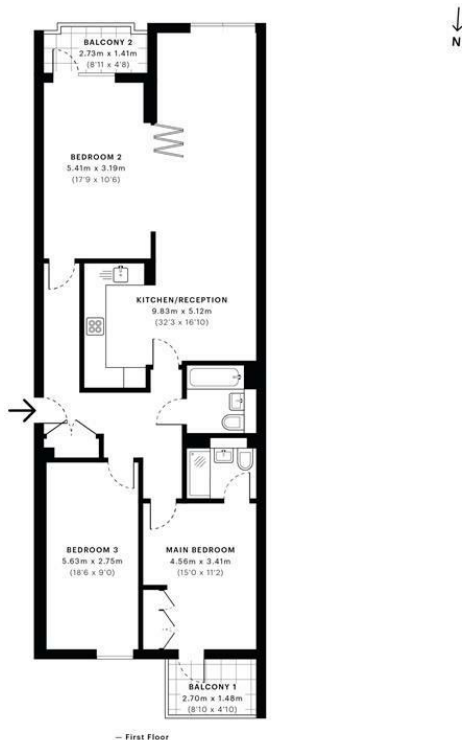
BALCONY



SHOWER ROOM



BATHROOM



GROSS INTERNAL AREA (GIA)
The floorplate of the property
110.27 sqm / 1186.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
includes landings, restricted head height
105.15 sqm / 1131.83 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.63 sqm / 82.13 sqft

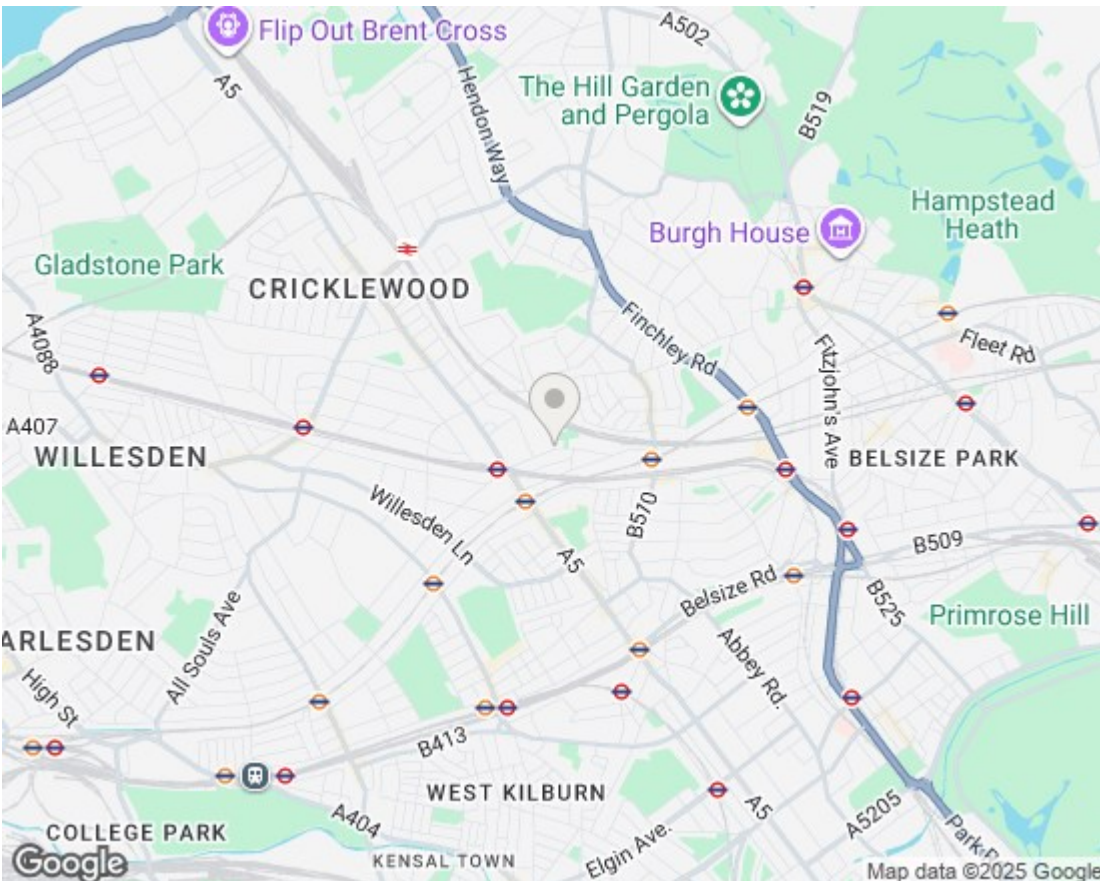
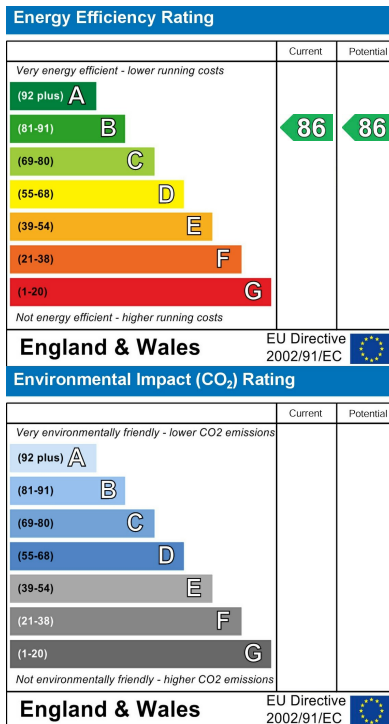
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 118.92 sqm / 1275.74 sqft
IPMS 3C RESIDENTIAL 114.29 sqm / 1230.21 sqft

WPP ID: 5f6dc399fd26c1346440142



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.