



Beaufort Court, Maygrove Road, London, NW6 2DA

£499,500

A LARGE ONE BED DUPLEX APARTMENT FOR SALE WITHIN THIS LUXURY DEVELOPMENT LOACTED IN WEST HAMPSTEAD, NW6

The apartment offers split level living set over 683 square feet and comprises an open plan living room with luxury fitted kitchen, a private South facing terrace off the fitted bedroom, luxury bathroom suite and separate toilet.

West Hampstead offers excellent shops, bars & restaurants as well as very good transport links to the West End and the City.

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

GROUND RENT £350 PA / SERVICE CHARGE £3,220.36 PA / LEASE 988 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.

- West Hampstead NW6
- 683 Square feet
- Day concierge
- Landscaped gardens
- 1 Bedroom apartment
- 5 min walk to West End Lane
- Split (duplex) level apartment
- Residents gym
- Excellent transport links to the West End & City
- South facing private terrace

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GYM



PRIVATE TERRACE



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



LOWER FLOOR

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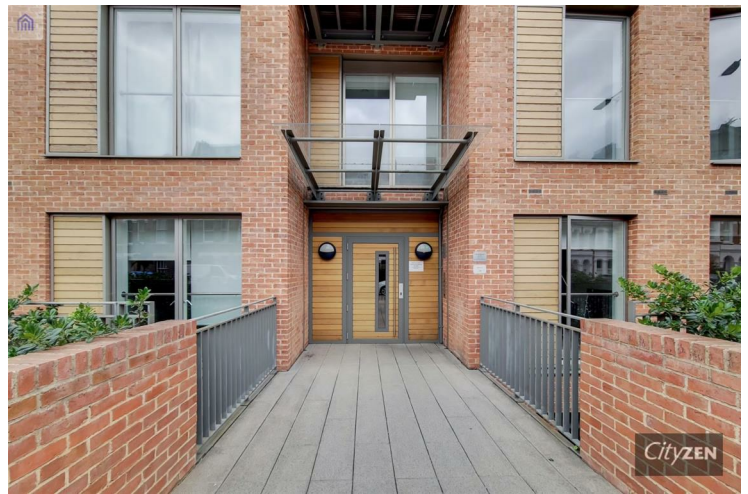
BEDROOM



BEAUFORT COURT



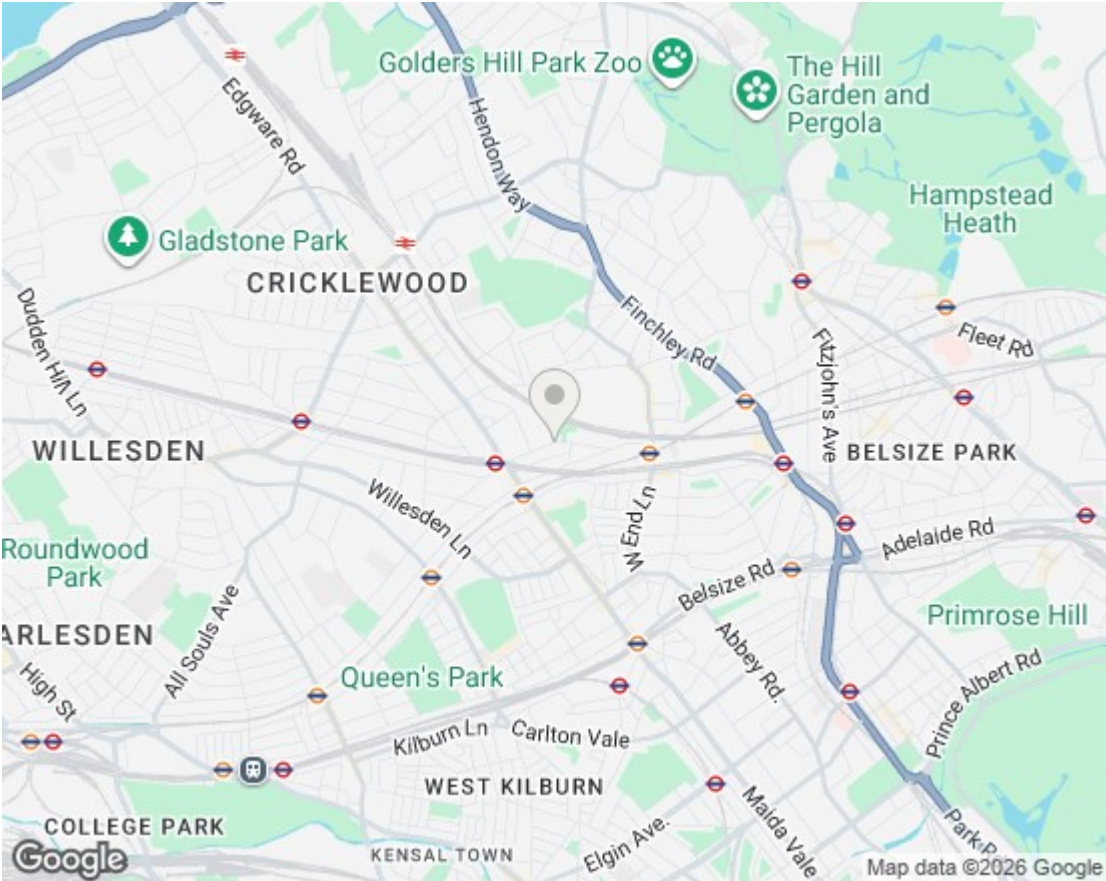
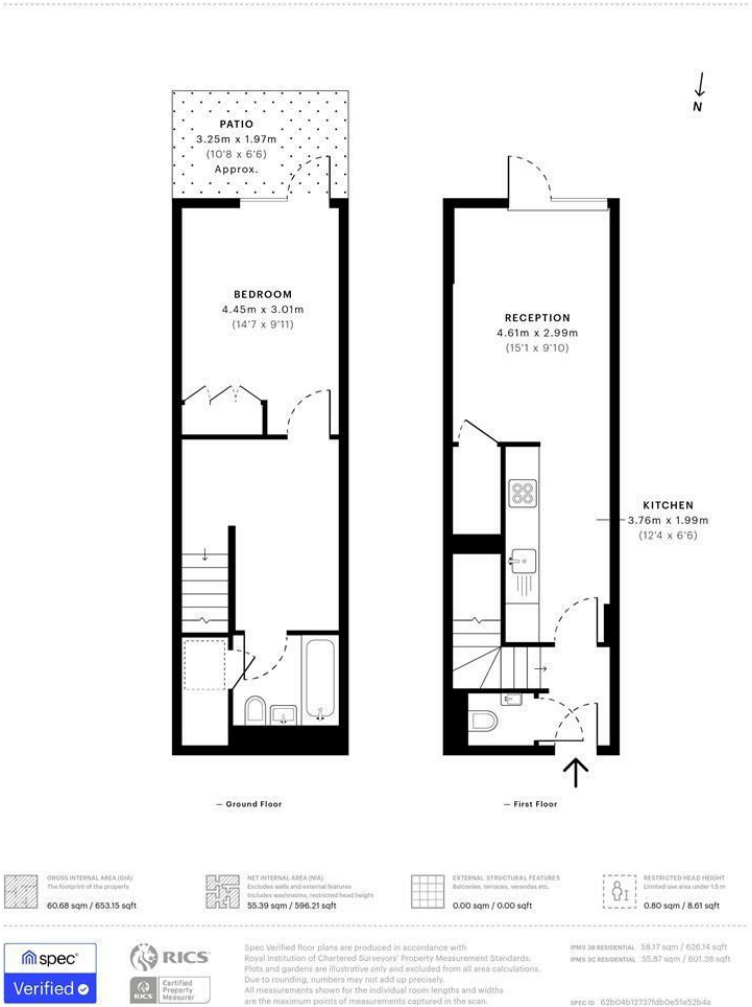
BEDROOM



ENTRANCE



BATHROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.