



GOLDING HOUSE

COLINDALE, NW9



ASKING PRICE
£495,000



GOLDING HOUSE BEAUFORT SQUARE LONDON, NW9

- Two Bedrooms
- Two Bathrooms
- 4th Floor
- Balcony
- Lifts
- Allocated Parking Space

Stunning 2-Bedroom Apartment with Private Balcony, Allocated Parking, and Premium On-Site Amenities in Beaufort Square

Nestled in a highly desirable block directly opposite the picturesque communal gardens of Beaufort Square, this exceptional 2-bedroom apartment offers stylish, modern interiors, a private balcony, and an allocated parking space for added convenience.

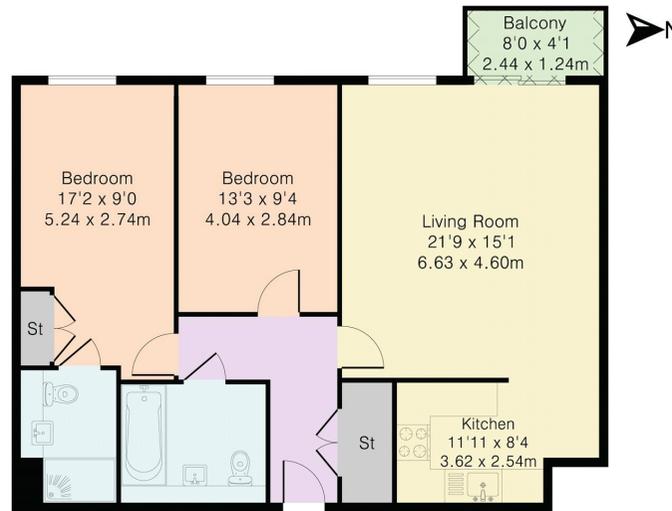
Residents can enjoy exclusive access to a range of top-tier amenities within the development, including a well-equipped gym, a refreshing swimming pool, a sauna, and a steam room—ideal for relaxation and wellness. Additionally, the development boasts a Tesco Express, two popular restaurants, and a welcoming pub, all within easy reach.



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Approximate gross
internal area:
**76.0 SQM /
818 SQ FT**

Approximate Gross Internal Area 818 sq ft - 76 sq m



Fourth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure: Leasehold, 980 years

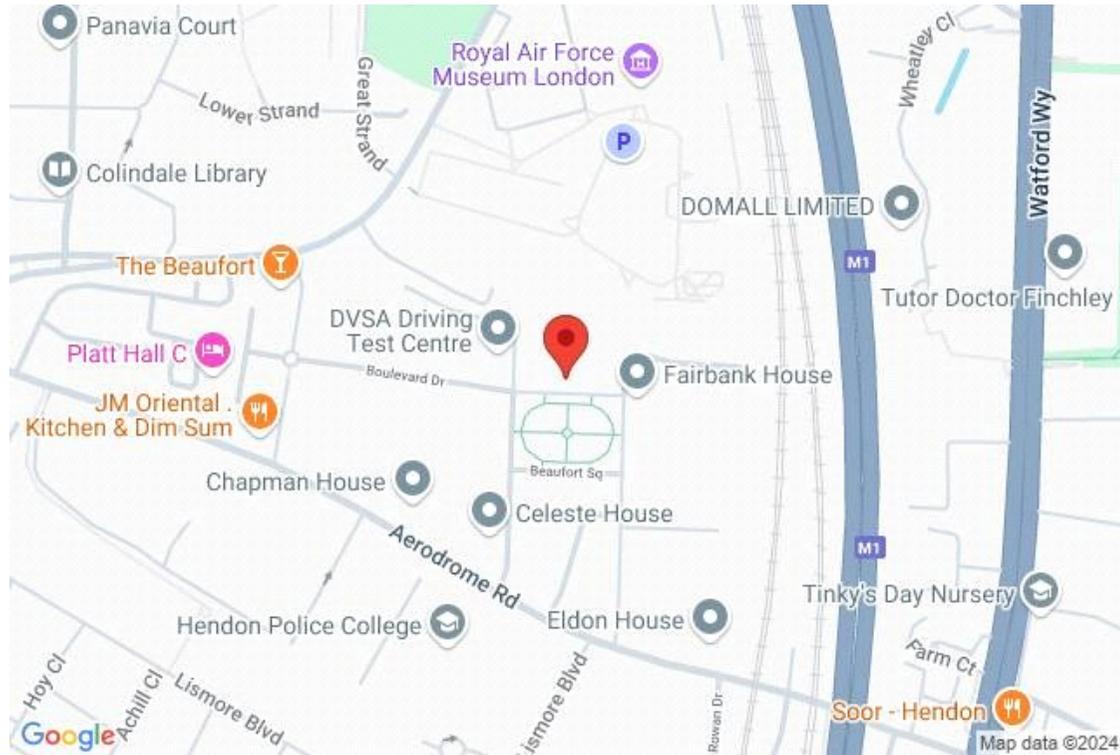
Estimated ground rent: £375 p.a.

Estimated service charge: £3800 p.a.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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