



Maygrove Road, London, NW6 2DA

£500,000

A 1 bedroom apartment for sale within this sought after development located in West Hampstead NW6.

Situated on the 1st floor, open plan living room with luxury fitted kitchen, access to terrace, bedroom and luxury bathroom suite.

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, residents gym and residents gardens.

Service charge £3559.44 per annum

Ground rent £350 per annum

Lease: 993 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- West Hampstead NW6
- Landscaped gardens
- Concierge
- 1 Bedroom apartment
- 5 min walk to West End Lane
- 1st floor
- Residents gym
- Excellent transport links to the West End & City
- Balcony

Maygrove Road, London, NW6 2DA



GYM



BEDROOM



RECEPTION ROOM



BALCONY



KITCHEN



BEAUFORT COURT

Maygrove Road, London, NW6 2DA



BATHROOM



RECEPTION ROOM



**KITCHEN
KITCHEN/RECEPTION ROOM**



RECEPTION ROOM



RECEPTION ROOM



BEDROOM

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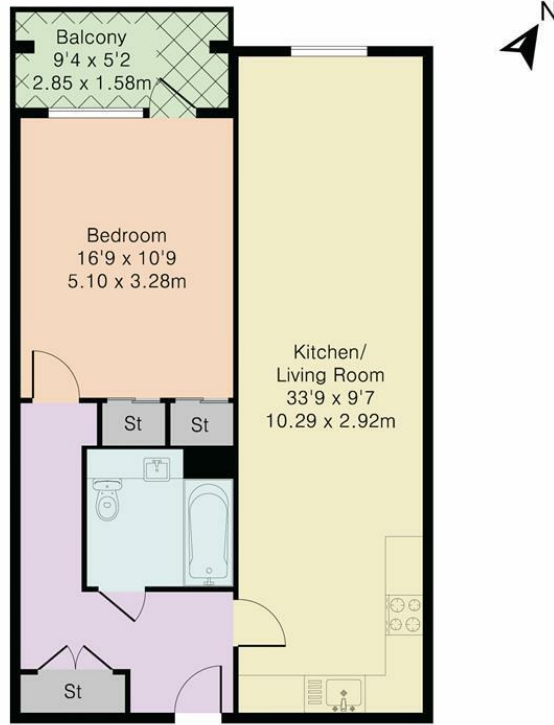


BEDROOM



BALCONY

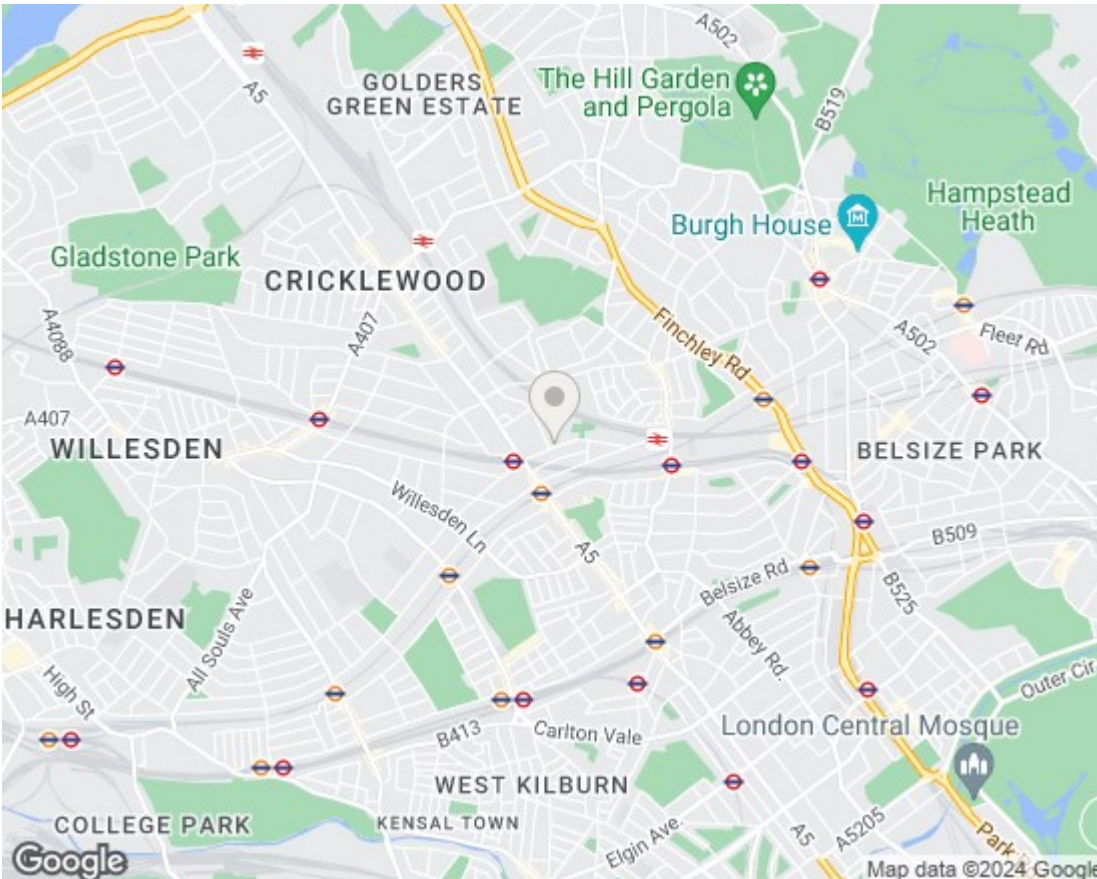
Approximate Gross Internal Area 690 sq ft – 64 sq m



First 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 practise. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.