



Maygrove Road, NW6
Guide Price of: £685,000, Leasehold of 989 Years Remaining

Anderson//Rose





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Leasehold of 989 years remaining unexpired

Service Charge: £3,000 per annum

Ref PCL250073

Maygrove Road, NW6

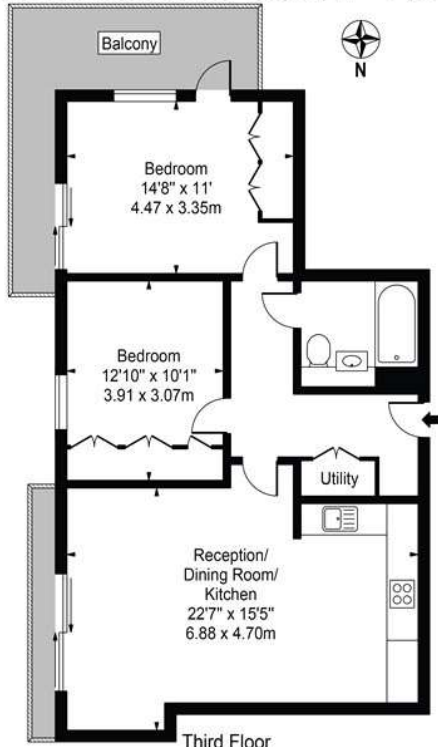
This is a fantastic opportunity to acquire a beautifully presented apartment set within a newly built development right next to a very popular and convenient location.

The apartment is set on the third floor of a handsome red brick purpose-built luxury block and comprises of a good sized and naturally bright reception and living room which has floor to ceiling glass doors leading onto one of the flats two balconies and the open plan kitchen with state-of-the-art modern appliances. Down the corridor is the principal bedroom with plenty of wardrobes, an equally large second bedroom with

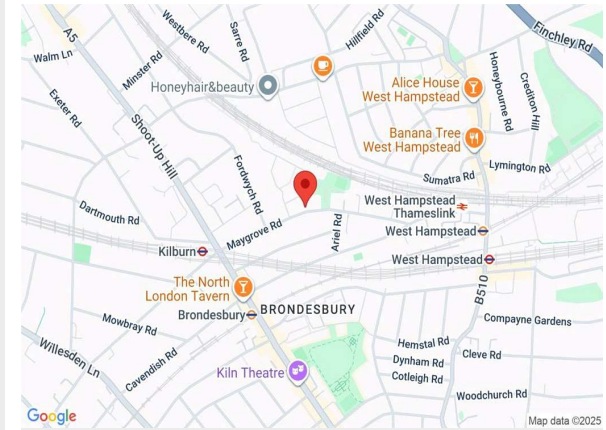
doors directly onto the sizeable second wrap around terrace and a family bathroom. The flat further benefits from the on-site building manager, communal gardens, passenger lift and long-term lease.

Beaufort Court is situated at the top of Marygrove Road, which is a quiet residential tree lined street. West Hampstead high-street is just a few moments up the road which boasts an array of shops, restaurants, cafes, artisan bakeries, pubs, and other world class amenities. Renown British landmarks Hampstead & Kenwood heaths open green spaces are close by too. In terms of transport links, you are spoilt for choice with no fewer than three stations which provide a simple commute across London & the country.

Beaufort Court
 Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 detailed 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 also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.