



Let **UK** Home

1 Bedrooms

Flat - Studio

Located in London

£1,500 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



13 Beaufort Square London

NW9 4FH



Let UK Home are excited to offer this spectacular studio apartment in the heart of Fairbank House, part of the Beaufort Park development.

The studio comprises a spacious open kitchen with a stylishly attached dining area, a bright living space/bedroom leading to a large private terrace and one modern bathroom.

The exclusive, residents-only spa is home to a large fitness studio, fully-equipped gym, indoor swimming pool, sauna and jacuzzi. Furthermore, residents will also benefit from a 24-hour concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

Beaufort Park is a thriving destination in North West London, one with a rich history in aviation, and provides homes set amongst a variety of shops and restaurants. Beaufort Park is exceptionally well located for work and play. King's Cross, home to tech giants Google, YouTube and Facebook, is just a short journey away. There are also a variety of cultural and leisure attractions on the doorstep. Brent Cross, the retail and leisure complex, is within easy reach. Close by is Hampstead Village with its boutiques, cobbled streets and views of London from Hampstead Heath. Beaufort Park is perfectly located to an outstanding selection of schools and nearby Middlesex University. The nearby London Underground Station provides swift and convenient access to Central London with 24hr weekend service.

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- 1st Floor
- 24h Security
- Swimming Pool

- Concierge Service
- The Gym
- Sauna & Steam Room





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3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: B

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	81	81
(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	

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