



Beaufort Court, 65 Maygrove Road, London, NW6 2EH

£500 Per Week

SOUTH FACING BALCONY AND PRIVATE PATIO GARDEN OFFERED WITH THIS LOVELY MODERN APARTMENT.

A split level 1 bedroom apartment for rent within this modern development located in West Hampstead NW6 comprising open plan living room with luxury fitted kitchen and access to a South facing balcony, fitted double bedroom with access to a private South facing patio garden and a 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 service, residents gym and residents gardens.

Comes furnished.

PROPERTY AVAILABLE FROM 28.10.2024

- Day time concierge
- South facing balcony
- Landscaped resident gardens
- Furnished
- 1 Bedroom apartment
- 5 min walk to West End Lane
- South facing patio
- Residents gym
- Excellent transport links to the West End & City
- Split level apartment

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BEAUFORT COURT



KITCHEN



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



RECEPTION ROOM

Beaufort Court, 65 Maygrove Road, London, NW6 2EH



BEDROOM



BATHROOM



GYM



BEDROOM



STATION

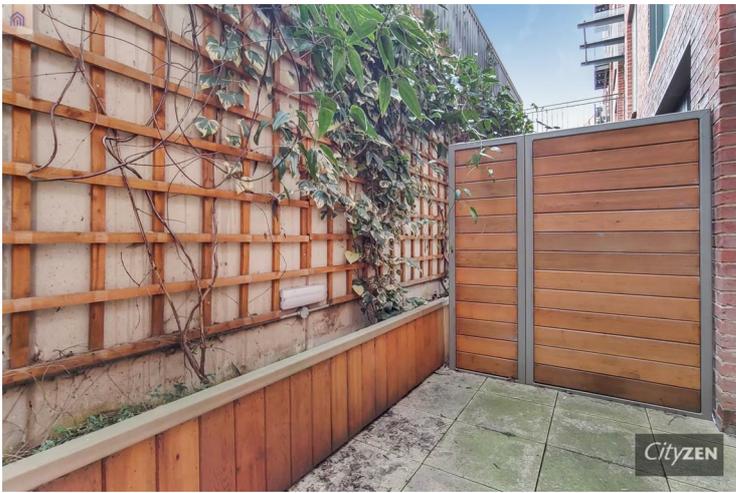


BALCONY

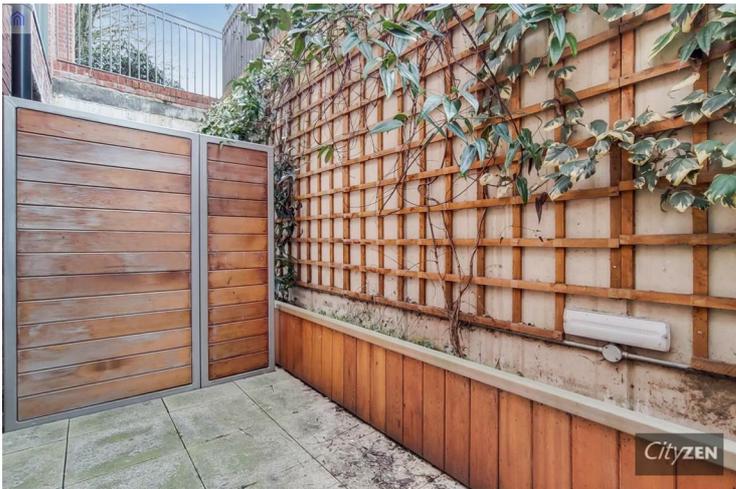
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BALCONY

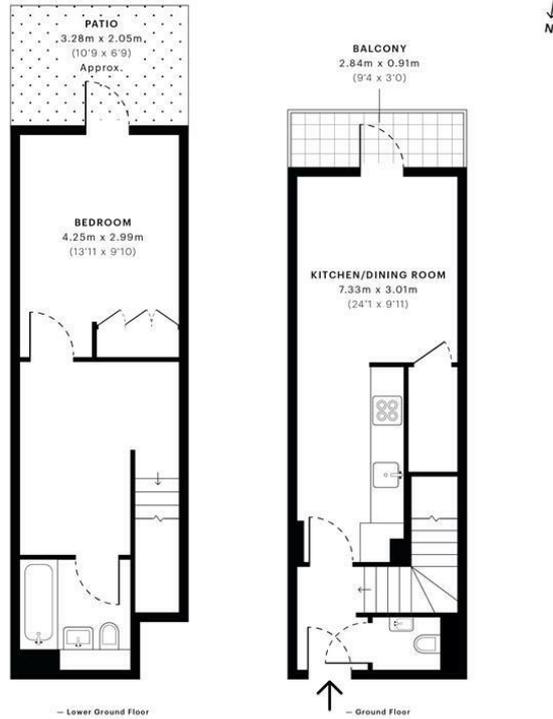


PATIO



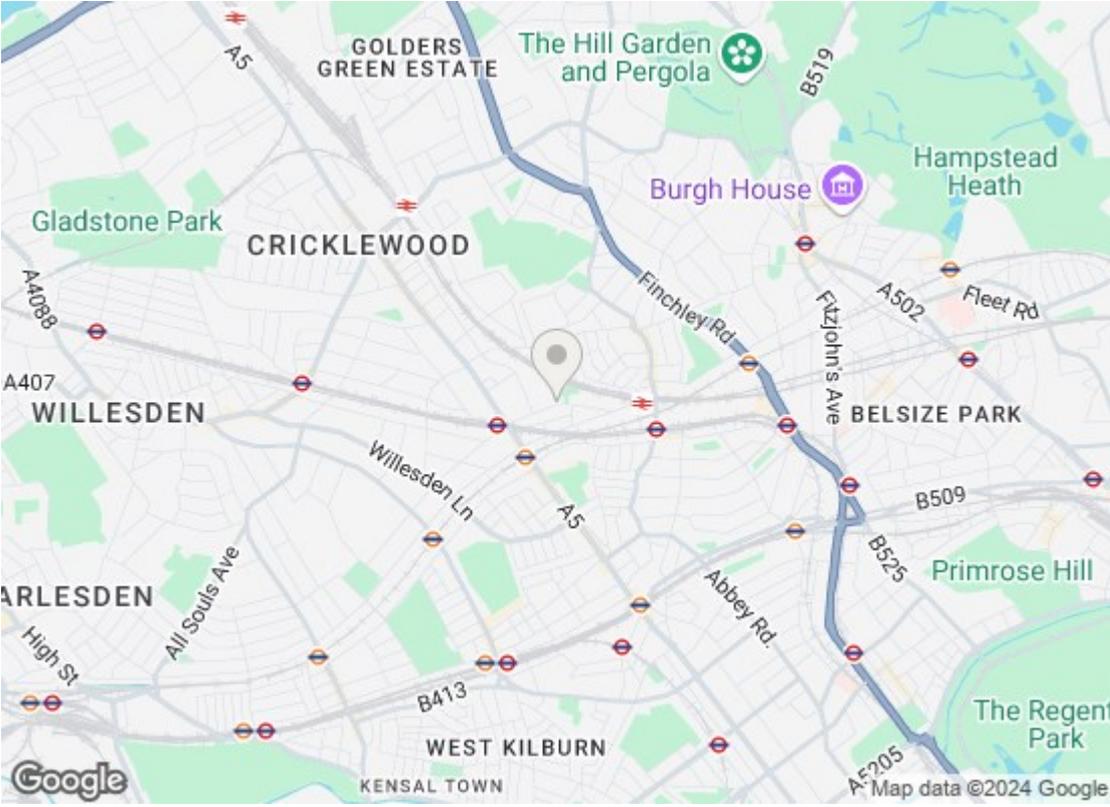
PATIO

BEAUFORT COURT



GROSS INTERNAL AREA (GIA) The footprint of the property 57.77 sqm / 621.83 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements up to 2.0m head height 52.11 sqm / 560.91 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 2.53 sqm / 27.23 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.50 sqm / 5.38 sqft
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan. IPMS residential: 57.12 sqm / 614.83 sqft IPMS residential: 54.74 sqm / 589.22 sqft RICS ID: 60358f97d1c0db44e4e07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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.