



Fairbank House, East Drive, Beaufort Park, NW9

Guide Price: £309,000

Leasehold

Fairbank House, East Drive, Beaufort Park, NW9

Acorn are delighted to present this Almost new studio apartment In the luxurious Fairbank house in Beaufort Park development.

The property is situated on the second floor, boasting a large Private patio area overlooking the communal gardens and a nice modern and sleek finish. The kitchen boasts a modern two ring hob, integral fridge, and wine chiller, and is nicely set with white gloss units and a grey tiled splash back for contrast.

The Bathroom continues with the contrasting modern feel and has a walk-in shower, heated towel rail and a large, mirrored cabinet.

The hallway has a telephone entry system and storage cupboard with fitted washing machine.

Council Tax Band: B

- Leasehold
- Studio
- Access To Gym
- Access To Spa
- Large Private Patio
- Separate Shower Room
- Second Floor

Sanders
PROPERTIES

Fairbank House, NW9

CAPTURE DATE 08/01/2021 LASER SCAN POINTS 8,301,615

GROSS INTERNAL AREA

31.80 sqm / 342.29 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
31.80 sqm / 342.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, staircase head height
30.61 sqm / 329.48 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

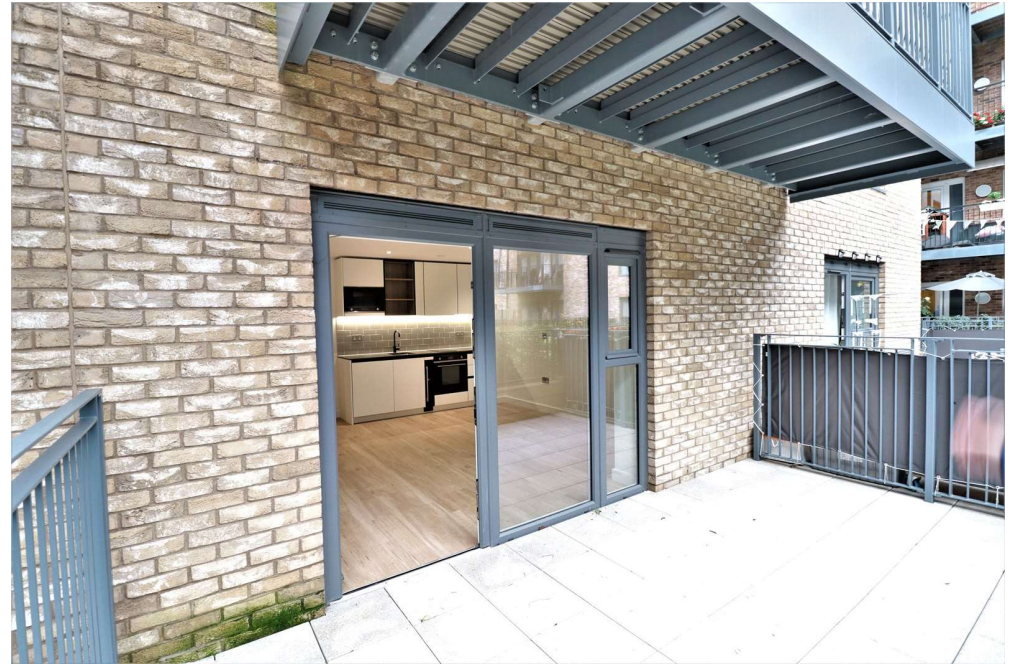
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft




Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPM: 38 RESIDENTIAL 31.51 sqm / 339.17 sqft
IPM: 30 RESIDENTIAL 30.78 sqm / 331.31 sqft

SPIC ID: 5F599060759390d3ad69050



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.