



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £290,000

 Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

 Manhattan
Studio

 1 Bathroom

 Leasehold

A modern manhattan apartment located on the third floor and spanning a comfortable 400 square feet (approx.) The luxury apartment benefits from a custom designed kitchen with fitted appliances, a private south facing balcony allowing the apartment to be flooded with natural light, a great sized bedroom area with fitted wardrobes and a three piece bathroom suite.

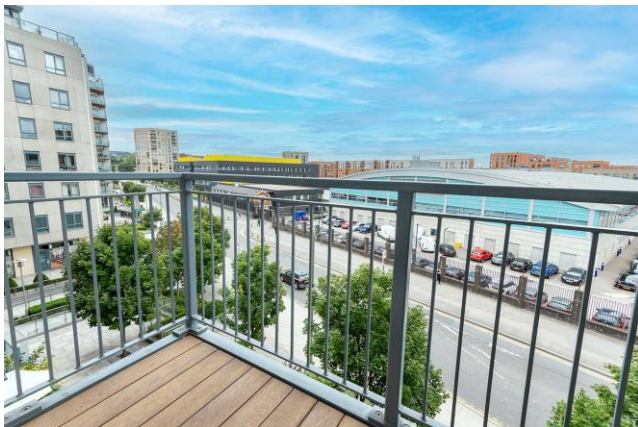
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

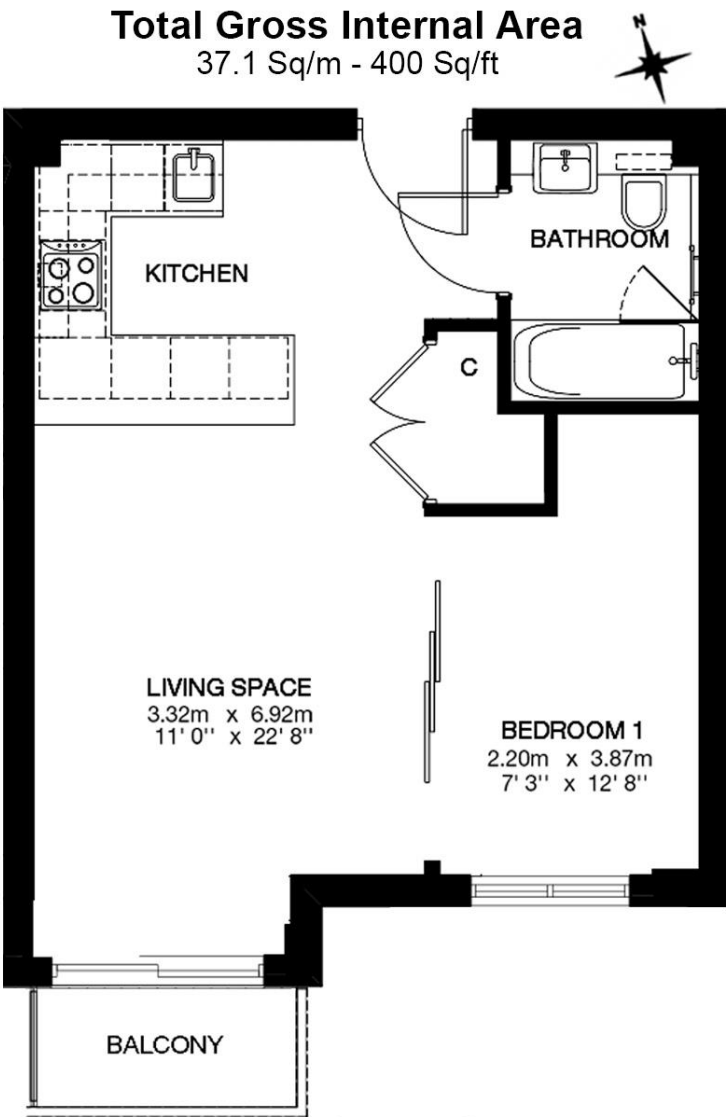





Property Features:

- Luxury Manhattan Apartment
- 400 Square Feet (Approx)
- Third Floor
- South Facing
- 24 Hour Estate Management
- Resident Only Swimming Pool, Gym & Spa
- Colindale Tube Station (Northern Line)
- Approximate Rental Yield: 5.3%





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(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 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£290,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 981 Years Remaining
Ground Rent:	£200 (per annum) For the year of 2023 Next Review: Year 2025 Ground Rent Increase: 100%
Service Charge:	£2029.02 (per annum) For the year of 2023

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230008

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