



**Heritage Avenue, Beaufort Park, Colindale, NW9**

Asking Price: £280,000

 Benham  
& Reeves

# Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom  1 Bathroom  Leasehold

Ref# BEA230097

Situated on the third floor is this 430 square foot (approx.) one bedroom apartment. This stylish home benefits from a custom designed kitchen with integrated appliances, a well sized reception room which leads out onto the private balcony overlooking Boulevard Drive, a double bedroom with built in wardrobes and premium carpet, a three piece family bathroom suite and a utility room with ample storage.

North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including a stylish gym, swimming pool and spa, a variety of shops, leisure and, restaurants. A true new destination for North West London, with the added benefit of being within walking distance to Colindale Underground Station (Northern Line), which offers direct services to the West End and the City in less than 30 minutes and offers night tube.



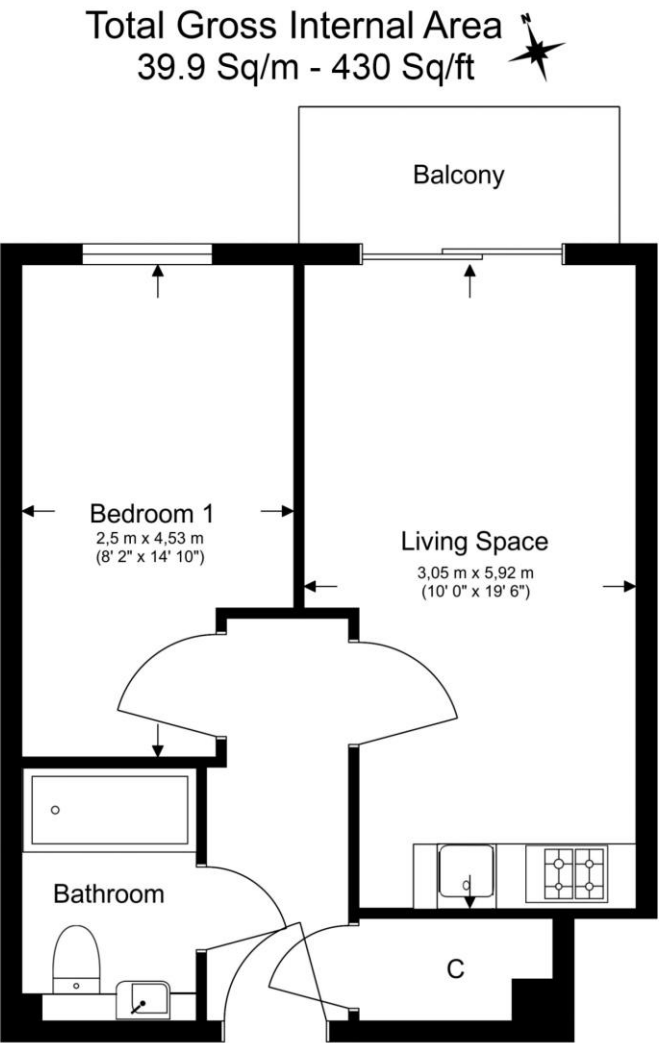




## Property Features:

- Chain Free
- One Bedroom Apartment
- One Bathroom
- Third Floor
- 430 Square Feet (approx.)
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(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	

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.

## Terms & Conditions:

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

Asking Price:	£280,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 981 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2023 Next Review: 2025 Next Increase: 100%
Service Charge:	£2057.06 approx. (per annum) For the year of 2023

## Viewings:

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

Our reference: BEA230097

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W: [www.benhams.com](http://www.benhams.com)

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