



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

Asking Price: £365,000

**Benham  
& Reeves**



# Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom

 1 Bathroom

 Leasehold

Ref# BEA230302

Located on the first floor of Croft House, Beaufort Park is this stylish one bedroom, one bathroom apartment. The apartment spans an impressive 687 square feet (approx.) and boasts a custom designed kitchen with integrated appliances and space for dining, the reception room can be opened up using the bi-folding doors allowing the whole property to be naturally lit. The carpeted bedroom has fitted wardrobes and further space for additional storage or for a home office. The stylish bathroom suite benefits from Villeroy & Boch chinaware and separate walk-in shower.

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.

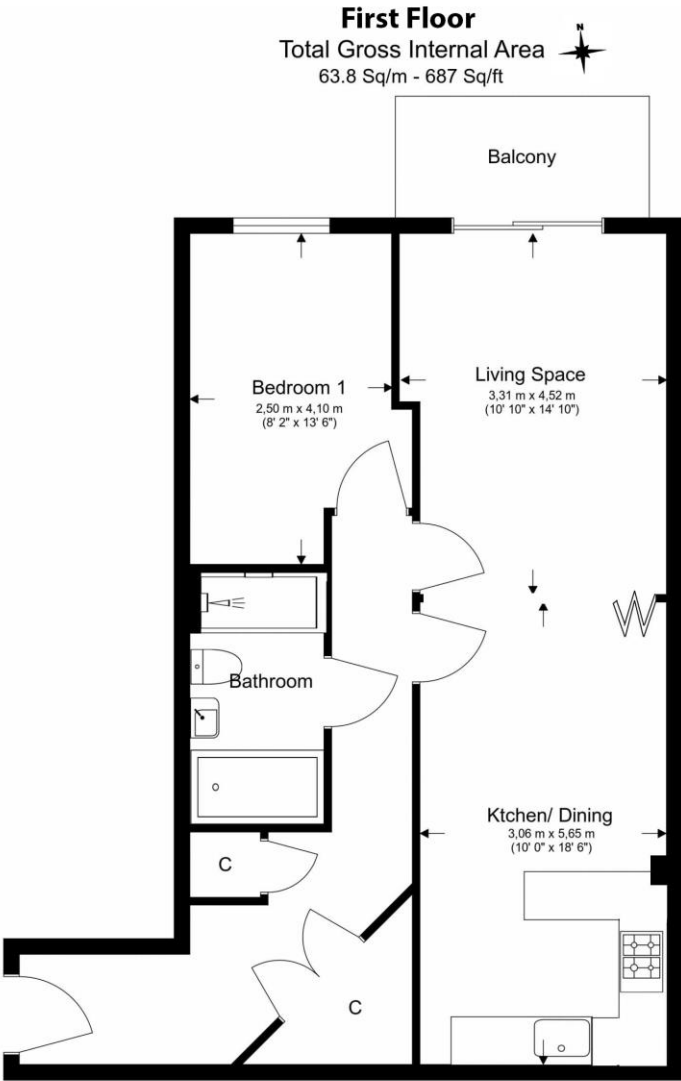




## Property Features:

- One Bedroom Apartment
- Chain Free
- First Floor
- 687 Square Feet (Approx.)
- Private Balcony Overlooking Boulevard Drive
- 24 Hour Onsite Estate Management
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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:	£365,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 980 Years Remaining
Ground Rent:	£275.00 (per annum) For the year of 2023 Next Review: 2025 Next Increase: 100%
Service Charge:	£3,130.62 approx. (per annum) For the year of 2023

### Viewings:

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

Our reference: BEA230302

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