



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £325,000

 Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240037

Situated on the sixth floor of Pinnacle house and spanning an impressive 576 square feet (approx.) is this contemporary one bedroom apartment. The home boasts a custom designed kitchen with integrated appliances, a spacious open planned living room flooded with natural light and offering direct access to a private west facing balcony. The carpeted bedroom is well sized and offers a built in wardrobe. Further benefits include a stylishly fitted bathroom, utility room with ample storage and right to park for one car.

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.



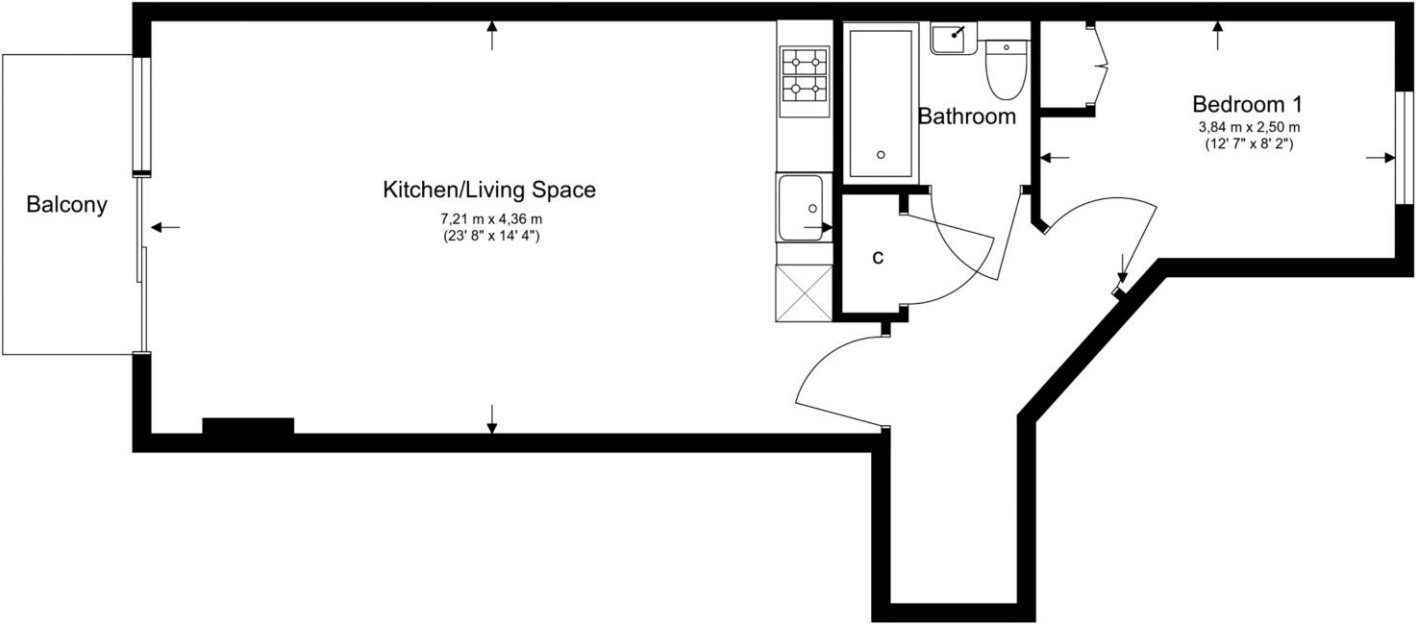


Property Features:

- One Bedroom Apartment
- One Bathroom
- Secure Underground Parking
- 576 Square Feet (Approx.)
- Sixth (Top) Floor
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



6th Floor
Total Gross Internal Area
53.6 Sq/m - 576 Sq/ft



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	81	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	

Terms & Conditions:

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

Asking Price:	£325,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£250.00 (per annum) For the year 2024 Next Review: 2030 Next Increase: 100%
Service Charge:	£3,139.20 approx. (per annum) For the year 2024

Viewings:

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

Our reference: BEA240037

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