



# Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £335,000

 Benham  
& Reeves



# Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240075

A modern one-bedroom apartment located on the third floor of Colindale's most luxury development Beaufort Park, Croft House. Spanning an approximate 432 square feet, this apartment comprises of a bright and airy living/dining area and an open-plan fully fitted kitchen with integrated modern appliances.

This apartment includes a generously sized bedroom with enough space for storage and a luxury finished three-piece family bathroom across the hall. The well-presented apartment also offers a private balcony leading out from the living area and comes with a parking space.

Beaufort Park benefits from a 24-hour estate management, on-site restaurants, bars and residents gym including swimming pool, spa and jacuzzi. Brent Cross Shopping Centre is a short journey away and has an excellent selection of retail shops and restaurants. This development is only walking distance to Colindale Underground Station for easy access across Central London and offers night tube.

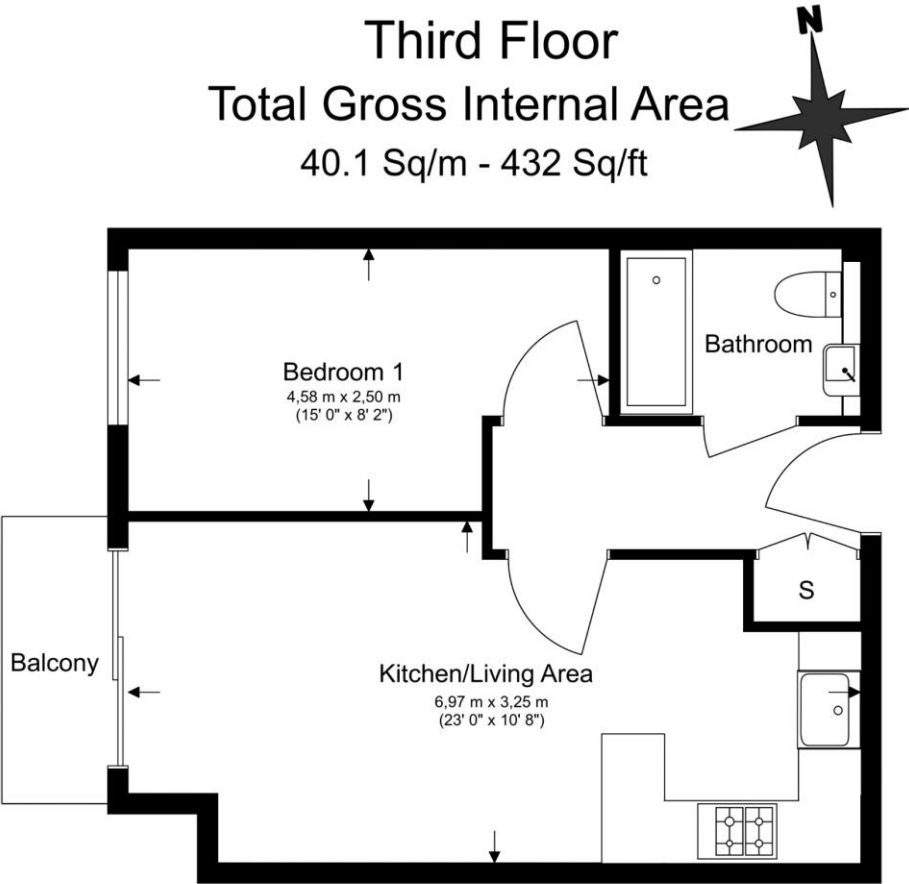





## Property Features:

- Secure Parking Included
- Modern One Bedroom Apartment
- One Bathroom
- 432 Square Feet (Approx)
- Third Floor
- Western Aspect
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa





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	83	83
(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:	£335,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 204 Next Review: 2025 Next Increase: 100%
Service Charge:	£2,420.78 approx. (per annum) £1210.39 (1/1/2024 - 30/6/2024)

## Viewings:

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

Our reference: BEA240075

T: 020 8732 7980  
E: beaufortpark.sales@benhams.com  
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

