



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £335,000



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.

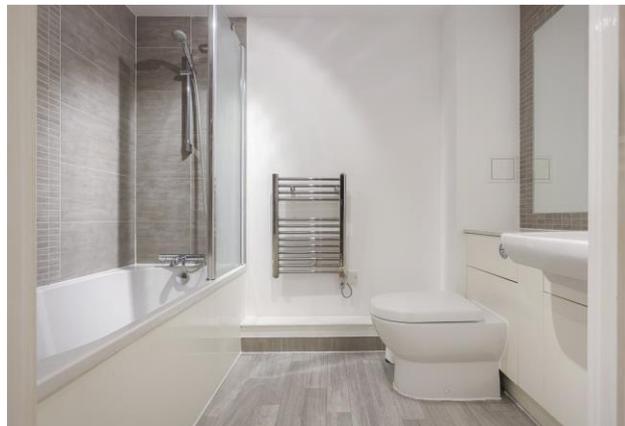
Beaufort Park benefits from a 24-hour estate management, on-site restaurants, bars and residents gym including swimming pool, spa and jacuzzi. Brent Cross Shopping Centre is a short journey away and has an excellent selection of retail shops and restaurants. This development is only walking distance 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



Third Floor
 Total Gross Internal Area
 40.1 Sq/m - 432 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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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

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