



Curtiss House, 27 Heritage Avenue, Colindale, NW9

Asking Price: £450,000

Benham
& Reeves

Curtiss House, 27 Heritage Avenue, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A 3rd floor 2-bedroom, 2-bathroom apartment spanning 676 Sqft (Approx.) This apartment comprises of an open-plan living/dining area, fully fitted kitchen with integrated appliances and a west facing private balcony leading out from the living area.

This apartment also offers two generously sized bedrooms with an en-suite attached to the master bedroom and a modern finished three-piece family bathroom across the hall. This property offers residents ample storage space and is neutrally decorated throughout.

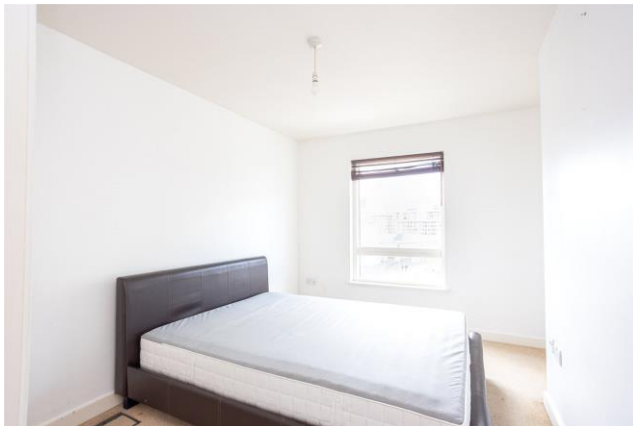
Curtiss House in Beaufort Park benefits from a 24-hour estate management and concierge, a residents only gym with a swimming pool, spa and jacuzzi as well as on-site bars and restaurants. Brent Cross Shopping Centre is a short journey away and has an excellent selection of shops and places to dine. Colindale Station is only a short walk away from the development with the Northern line with an easy commute into Central London and offers night tube.



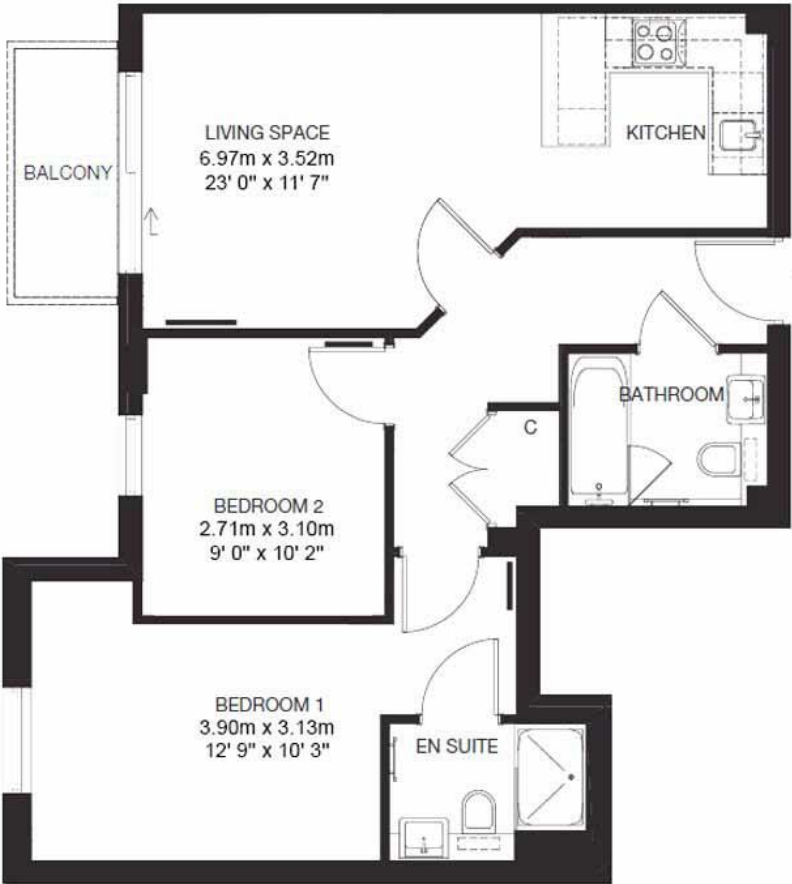


Property Features:

- 2 Bedroom Apartment
- 2 Bathroom
- Third Floor
- 676 Square Feet (Approx.)
- West Facing Balcony
- Secure Underground Parking
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool and Spa
- Colindale Tube Station



Total Gross Internal Area
62.8 Sq/m - 676 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	84	86
(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: £450,000

Tenure: Leasehold
Approximately 980 years left

Ground Rent: £300 (per annum)
For the year of 2023

Service Charge: £3687 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA220647

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