



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

Asking Price: £490,000

 Benham  
& Reeves

# Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240076

A third floor two bedroom, two bathroom apartment spanning a sizeable 747 Sqft (Approx.) This apartment comprises of an open-plan living/dining area, fully fitted kitchen with integrated appliances and a north east facing private balcony leading out from the living area overlooking Heritage Avenue and Boulevard Drive. This apartment also offers two generously sized bedrooms with an en-suite and fitted wardrobes attached to the main bedroom and a modern finished three-piece family bathroom across the hall. This property offers residents ample storage space and is neutrally decorated throughout.

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.





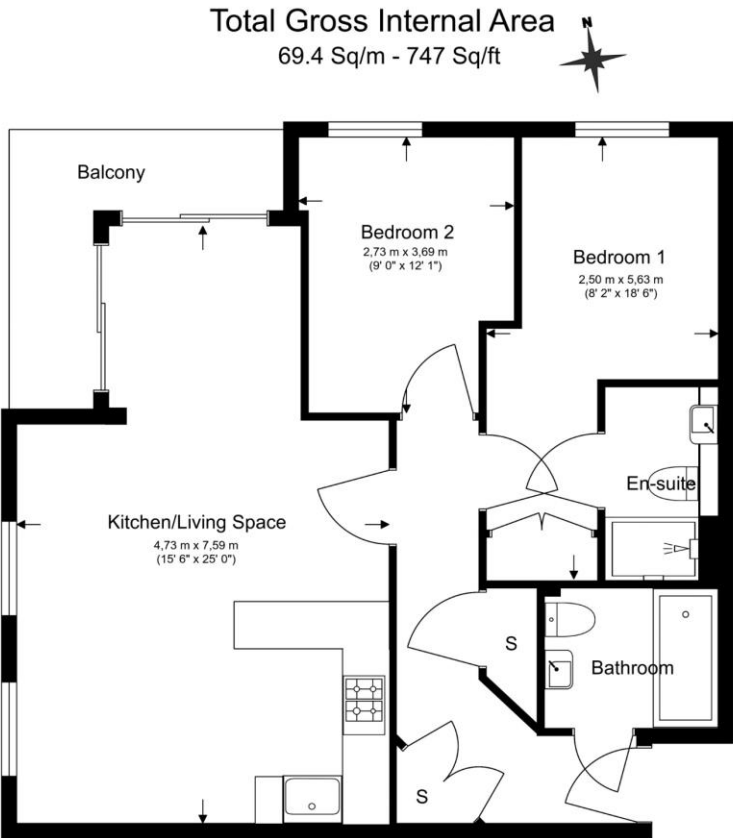
# Heritage Avenue, Beaufort Park, Colindale, NW9



## Property Features:

- Two Bedroom Apartment
- Two Bathrooms
- 747 Square Feet (Approx.)
- Third Floor
- Dual Aspect
- Gated Underground Car Parking
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa Facilities





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		
(69-80) C	79	84
(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:	£490,000
Tenure:	Leasehold Expires 24/12/3003 Approximately 979 Years Remaining
Ground Rent:	£325.00 (per annum) For the year of 2024
Service Charge:	£3,980.00 (per annum) For the year of 2024
Anticipated Rent:	£0.00 pcm Approx. 0.0% Yield

## Viewings:

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

Our reference: BEA240076

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.

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