



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £415,000

Benham
& Reeves

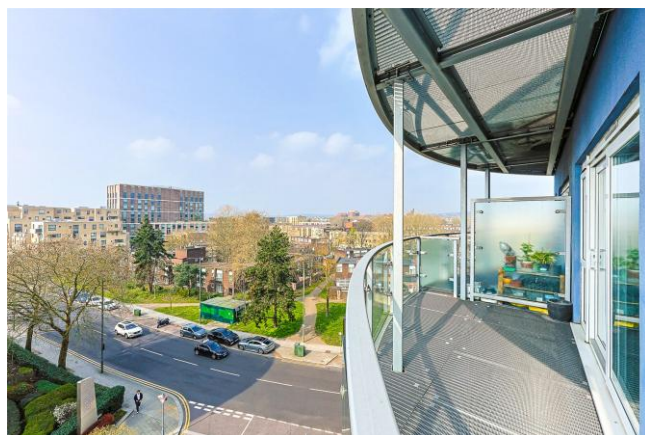
Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Chain Free**** Situated on the fifth floor and spanning approximately 813 sq. ft., this bright and spacious two bedroom, two bathroom apartment is located within the sought after Beaufort Park development. The property features an open plan living and dining area leading onto a private balcony with westerly views over Heritage Avenue. The apartment also benefits from a custom designed fitted kitchen with ample storage and integrated appliances, including an oven, hob and extractor, which can be closed off from the living area if desired. Both bedrooms are well proportioned and carpeted, with the principal bedroom featuring an ensuite bathroom and built in wardrobe. The ensuite and family bathroom are finished with Villeroy and Boch chinaware and Hansgrohe chrome finished taps. Further benefits include a right to park for one car and access to a residents' landscaped parkland.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital, providing fast transport into London.



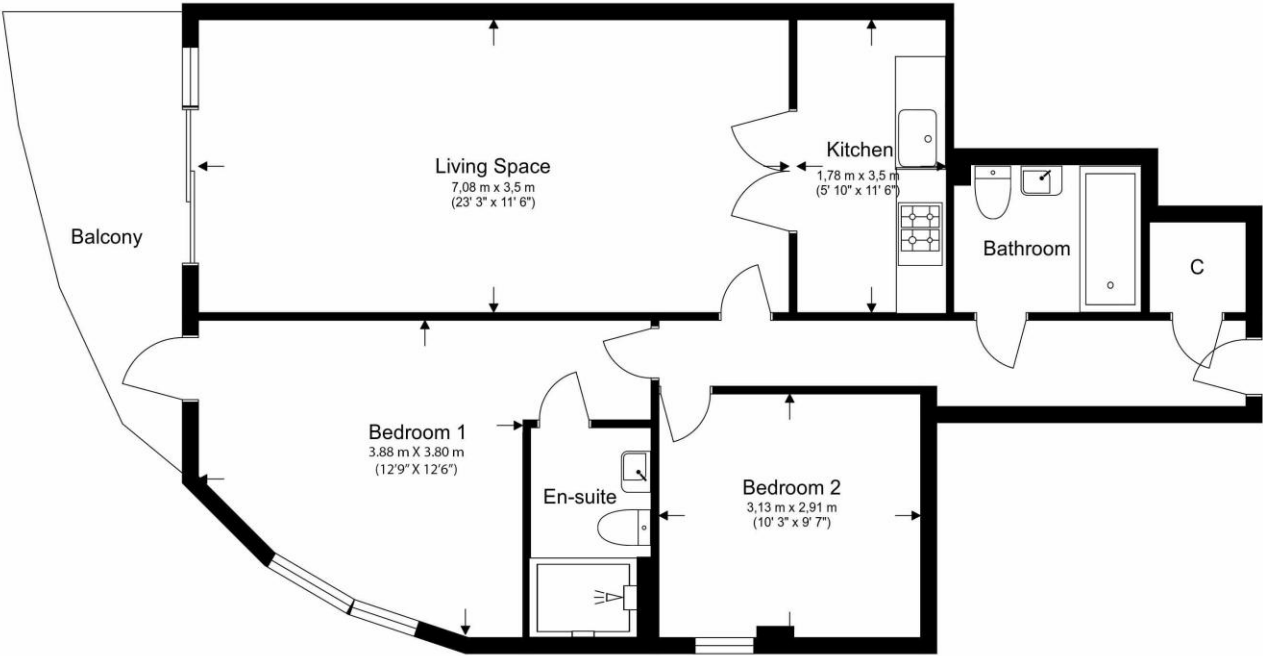


Property Features:

- Secure Car Parking Space Included
- Two Bedroom Apartment
- Two Bathrooms
- Chain Free
- 813 Square Feet (Approx)
- 24 Hour Estate Management
- Resident's Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

5th Floor

Total Gross Internal Area
75.5 Sq/m - 813 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 24/12/3004
Approximately 978 Years Remaining

Ground Rent: £325.00 (per annum)
Review Period: 25 years
Next Review: 25 December 2030
Increase: 100%

Service Charge: £4,418.00 (per annum)
For the year of 2026

Anticipated Rent: £2,000.00 pcm
Approx. 5.8% Yield

Viewings:

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

Our reference: BEA250063

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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