



# Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £390,000



# Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A sixth floor two bedroom, two bathroom apartment spanning a sizeable 638 Sqft (Approx.) This apartment comprises of an open-plan living/dining area, fully fitted kitchen with integrated appliances and a west facing balcony leading out from the living area overlooking Heritage Avenue. 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.

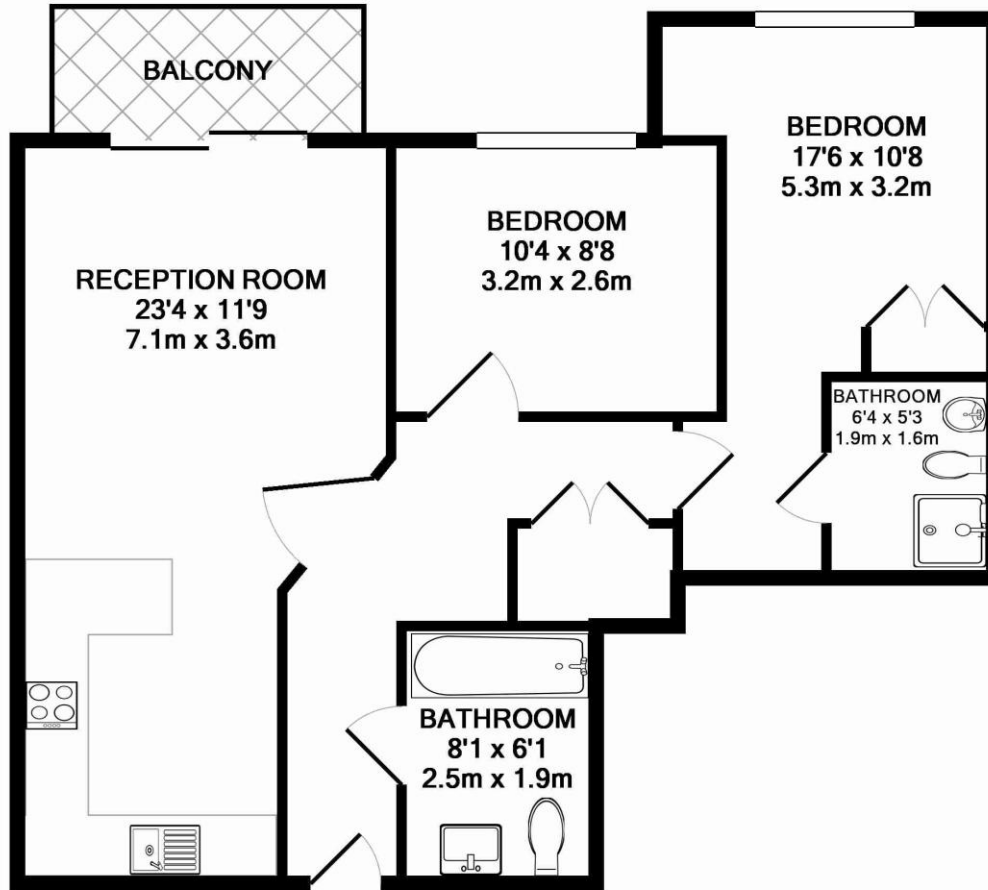


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## Property Features:

- Right To Park Included
- Modern Two Bedroom Apartment
- Two Bathrooms
- Sixth Floor
- Circa. 638 Square Feet
- Private West Facing Balcony
- Chain Free
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

BP.NW9 - 6TH FLOOR  
TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£390,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£600.00 (per annum) Review Period: 20 years Next Review: 2045 Next Increase: 100%
Service Charge:	£3,283.08 (per annum) For the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 6.8% Yield

## Viewings:

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

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