



Heritage Avenue, Beaufort Park, Colindale, NW9

Offers in excess of: £425,000

 Benham
& Reeves

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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250171

****Two Secure Parking Spaces Included**** Split between the fourth and fifth floor of Battalion House, Beaufort Park is this two bedroom, two bathroom apartment. The property spans an incredible 1057 square feet (approx.) with the fourth floor consisting of two double bedrooms with the principle bedroom having the added luxury of fitted wardrobes, ensuite shower room and access to a private east facing balcony. The fifth boasts a bright and airy kitchen diner benefiting from integrated appliances and two separate balconies offering a dual aspect of East and West. Further benefits include a stylish bathroom suite, utility cupboard with ample storage and no onward selling chain.

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.

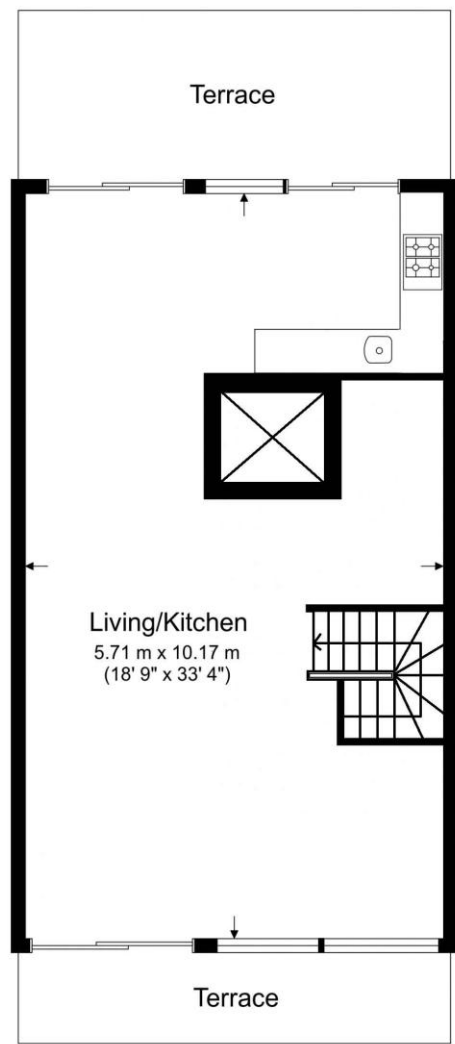


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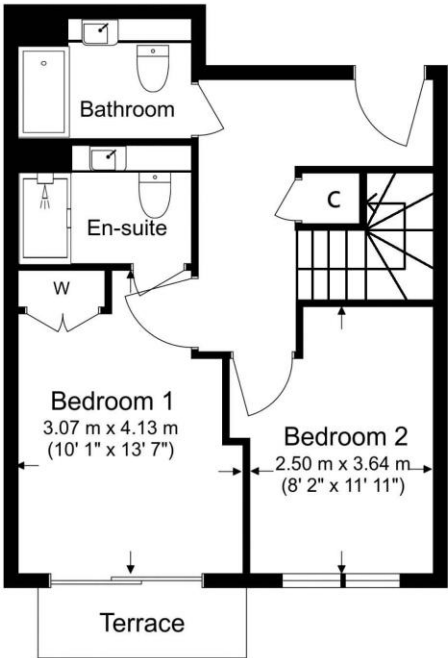


Property Features:

- Two Bedroom Duplex Apartment
- Circa. 1057 Square Feet
- Two Bathrooms
- Three Private Balconies
- Two Secure Parking Spaces
- Chain Free
- Colindale Tube Station (Northern Line)
- Residents Only Gym, Swimming Pool & Spa



Total Gross Internal Area
98.2 Sq/m - 1,057 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 979 Years Remaining

Ground Rent: £280.00 (per annum)
For the year of 2025
Next Review: 2030
Next Increase: 100%

Service Charge: £6,671.56 (per annum)
For the year of 2025

Anticipated Rent: £2,400.00 pcm
Approx. 6.8% Yield

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 its 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.

Viewings:

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

Our reference: BEA250171

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