



Arctic House, 3 Heritage Avenue, Beaufort Park,

Asking Price: £435,000

Benham
& Reeves

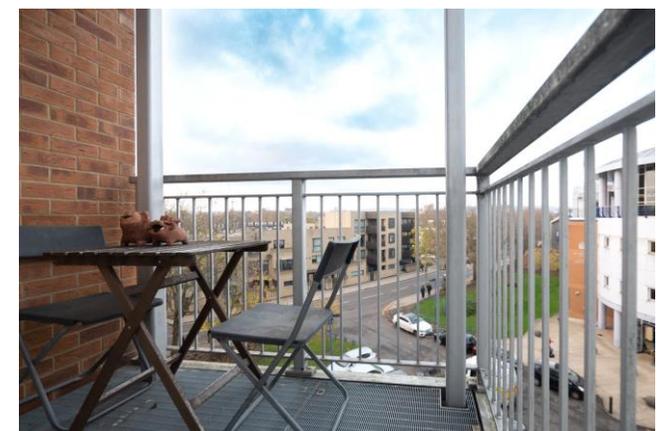
Arctic House, 3 Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA220692

Situated on the fourth floor and spanning across 697 square feet (approx.) of living space is this bright and spacious 2 bedroom apartment in the sought after Beaufort Park Development. The property benefits from wood flooring to the hallway, living areas and the bedrooms. The custom designed kitchen has integrated Electrolux appliances and a breakfast bar, the spacious living area leads out to the private east facing balcony. The two double bedrooms also face East allowing the rooms to be filled with natural light with bedroom one having the added benefit of built in wardrobes and an en-suite. Right to park for one car is included.

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.

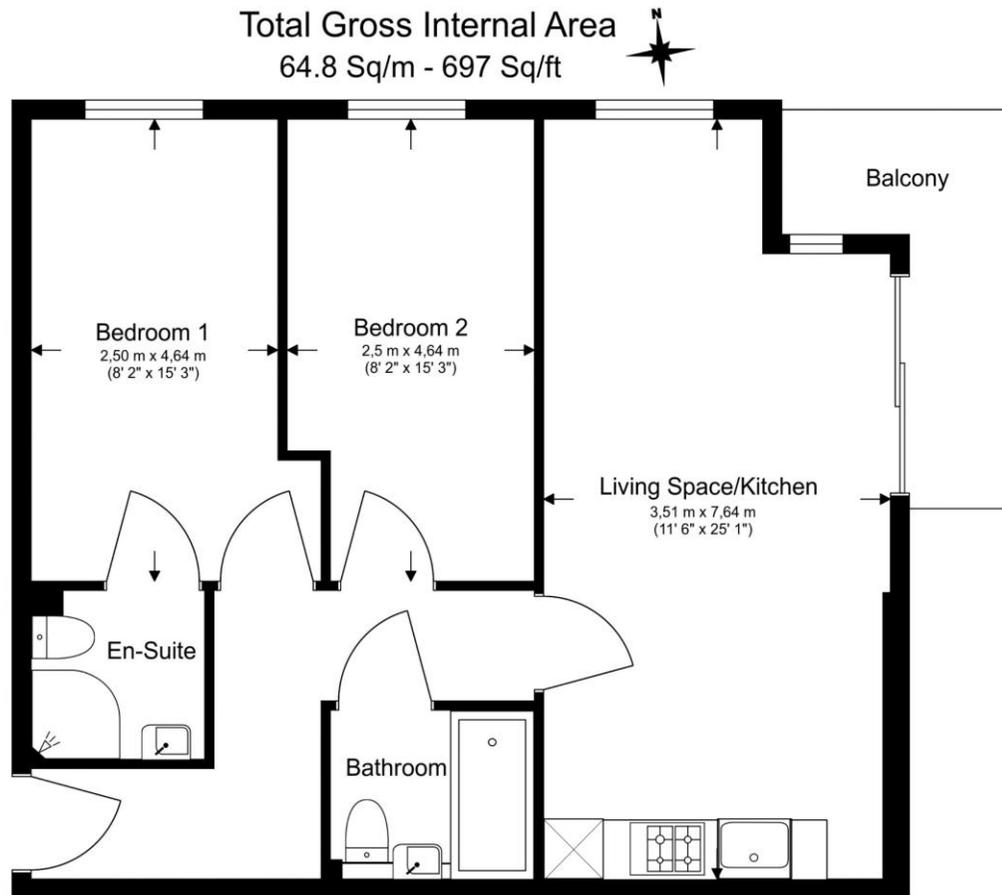




Property Features:

- Right To Park
- Chain Free
- 2 Bedroom Modern Apartment
- 2 Bathrooms
- 4th Floor
- 697 Square Feet (Approx)
- East Facing
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line, Zone 4)





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
(69-80) C	79	
(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.

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Tenure: Leasehold
Expires 24/12/3004
Approximately 982 Years Remaining

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

Service Charge: £3908.38 approx. (per annum)
For the year of 2023

Viewings:

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

Our reference: BEA220692

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