



# Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £1,200,000

 Benham  
& Reeves



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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA220802

Located on the eight floor is this three bedroom premier penthouse spanning an incredible 1486 square feet (approx.). The property boasts a custom designed kitchen with stone worktops, ceramic floor tiles and integrated Neff appliances. The spacious living area is flooded with natural light from its dual aspect and has access to a private balcony and roof terrace. All three bedrooms are well carpeted and well sized with bedroom one having the added luxury of built-in wardrobes, access to the roof terrace and en-suite shower room. The ensuite and family bathroom are stylishly fitted Villeroy and Boch chinaware and Composite stone tops to vanity casings. The property further benefits from a two secure car spaces and no onward 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.

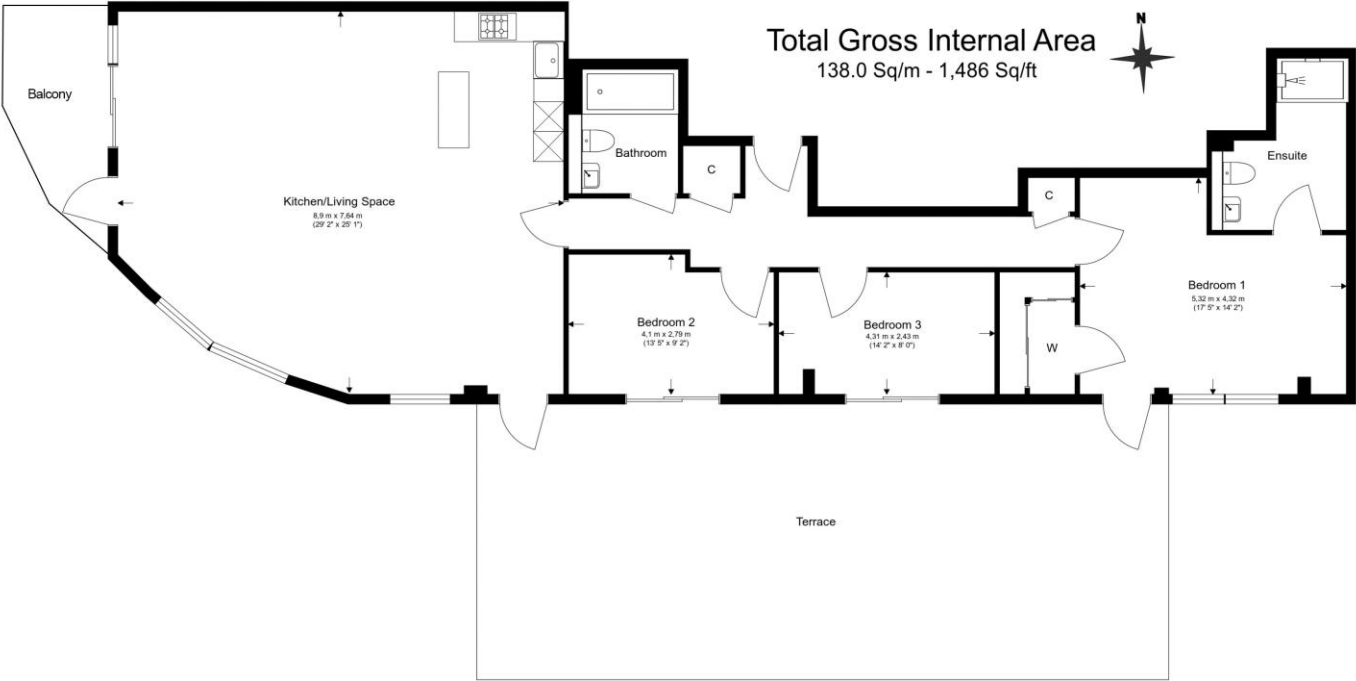


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## Property Features:

- Two Secure Car Parking Spaces Included
- Three Bedroom Penthouse
- Top (Eighth) Floor
- 1486 Square Feet (Approx)
- Private South Facing Terrace
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.

**Asking Price:** £1,200,000

**Tenure:** Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

**Ground Rent:** £475.00 (per annum)  
For the year of 2025  
Next Review: 2030  
Next Increase: 100%

**Service Charge:** £8,537.64 approx. (per annum)  
For the year of 2025

**Anticipated Rent:** £3,100.00 pcm  
Approx. 3.1% Yield

## Viewings:

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

Our reference: BEA220802

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 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.

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