



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £620,000

 Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A prestigious three double-bedroom, twelfth floor apartment offering an impressive 1,184 sq ft of internal living space (approx.). The property boasts a fully integrated kitchen with NEFF appliances, two south-facing balconies providing stunning far reaching views, three generously sized bedrooms and two stylish Villeroy & Boch bathroom suites. Further benefits include two secure gated parking spaces, a lease of over 900 years, and exclusive residents' access to the luxury spa, swimming pool and gym.

Beaufort Park is one of North West London's most exciting destinations, created by St George and set amongst beautifully landscaped gardens and courtyards. Residents benefit from exclusive use of a range of on-site facilities, including a stylish gym, swimming pool and spa, alongside a variety of shops, restaurants and leisure amenities.

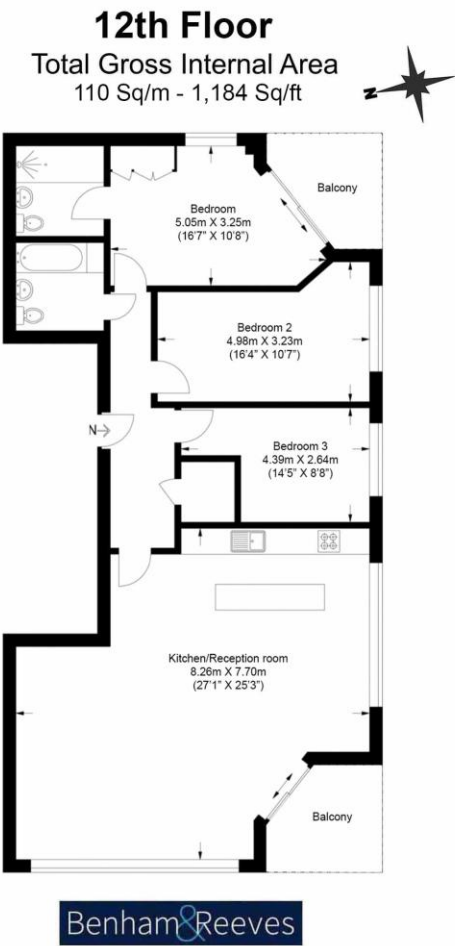
Offering a true sense of community and contemporary London living, Beaufort Park is also ideally located within walking distance of Colindale Underground Station on the Northern line. The station provides direct services to the West End and the City in less than 30 minutes, as well as access to the Night Tube.





Property Features:

- Two Secure Gated Parking Spaces
- Three Bedroom Apartment
- South Facing Aspect
- Twelfth Floor
- Two Private Balconies Offering Far Reaching Views
- Two Bathrooms
- Onsite Estate Management, Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



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		
69-80	C		75 C
55-68	D	65 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.

Asking Price:	£620,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£425.00 (per annum) Review Period: 25 years Next Review: 25/12/2030 Increase: 100%
Service Charge:	£6,743.50 (per annum) For the year of 2026
Anticipated Rent:	£2,900.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: BEA240183

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Singapore | South Africa | Turkey

