



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £215,000

Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

 Studio

 1 Bathroom

 Leasehold

With Parking A modern and contemporary studio apartment located on the first floor of Battalion House, Beaufort Park and spans a comfortable 294 square feet (approx.). This studio apartment opens up to a bright and airy living, kitchen and dining area with enough space to add a bed. There's a fully fitted modern kitchen in the apartment alongside, a three piece family bathroom and storage space.

The development benefits from a host of on-site amenities such as 24-hour estate management, residents' gym, swimming pool, spa, Jacuzzi, Italian and Chinese restaurants, coffee shop, dental centre, communal gardens, and Tesco Express. Brent Cross shopping centre is just a short journey away and has a range of retail stores, food shops and eateries to explore. The property enjoys close access to Colindale underground station (Northern Line) which has services to Bank and the West End in less than 30 minutes.



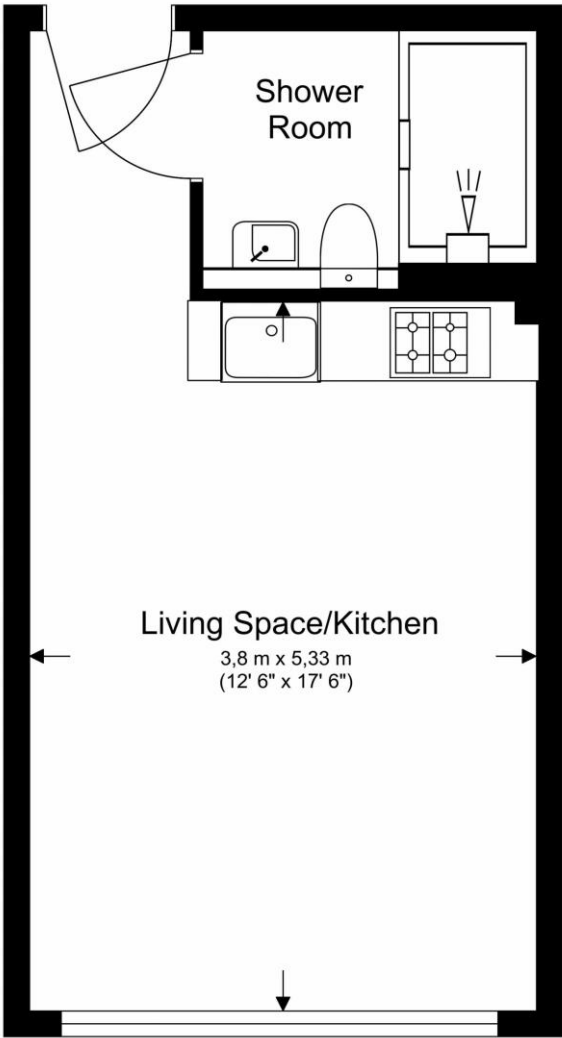


Property Features:

- Chain Free
- Studio Apartment
- First Floor
- 294 Square Feet (approx.)
- East Facing
- 24 Hour Estate Management
- Residents Only Gym Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Total Gross Internal Area
27.3 Sq/m - 294 Sq/ft



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		86
(69-80) C	78	
(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.

Asking Price:	£215,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 982 Years Remaining
Ground Rent:	£150 (per annum) For the year of 2023
Service Charge:	£1800 (per annum) For the year of 2023

Viewings:

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

Our reference: BEA220833

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 it 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.

London

Canary Wharf
City
Colindale
Dartmouth Park
Ealing
Fulham
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

