



Heritage Avenue, Beaufort Park, Colindale, NW9

Price Reduced to: £275,000



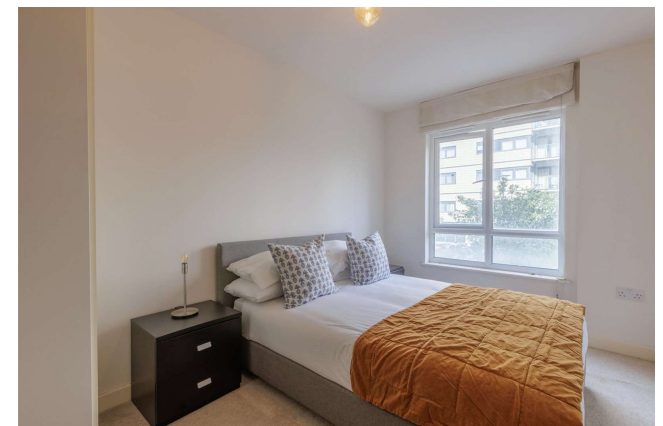
Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA230182

Situated on the 1st floor of Croft house is this bright and spacious apartment, located in the sought after Beaufort Park development. The apartment boasts from a number of benefits including; a generous living space of 516 Sqft (Approx.), a fully integrated stylish kitchen with Neff appliances, a 3 piece family bathroom suite, a large double bedroom with a fitted wardrobe, and a private balcony with North facing views over boulevard drive. The apartment has wood effect flooring to living space, hallway and kitchen and carpet to bedrooms.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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.



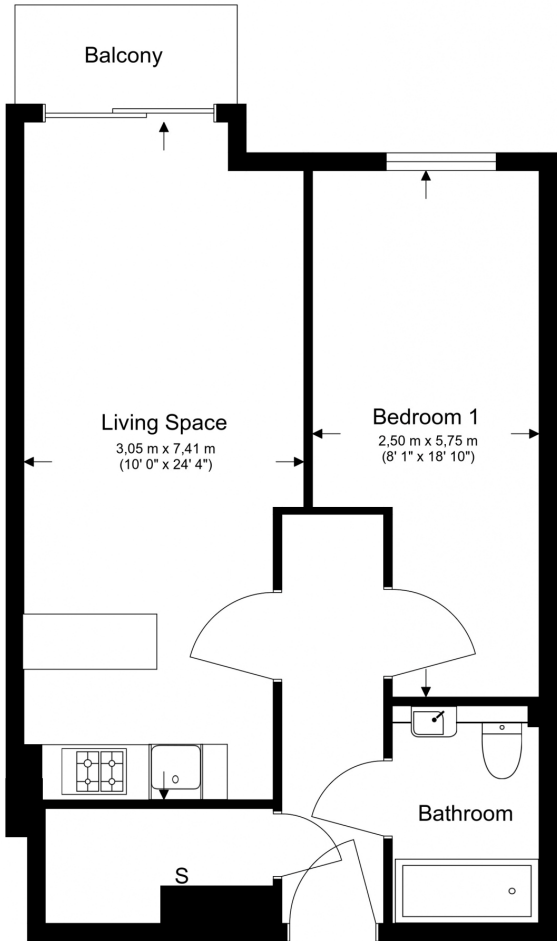
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Property Features:

- Chain Free
- One Bedroom apartment
- First Floor
- 516 Square Feet (Approx.)
- Private Balcony
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
 48 Sq/m - 516.6 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Price Reduced £275,000
to:

Tenure: Leasehold
Expires 24/12/3003
Approximately 979 Years Remaining

Ground Rent: £250.00 (per annum)

Service Charge: £2,448.06 (per annum)
For the year of 2023

Anticipated Rent: £1,600.00 pcm
Approx. 7.0% Yield

Viewings:

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

Our reference: BEA230182

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