



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £295,000

Benham
& Reeves

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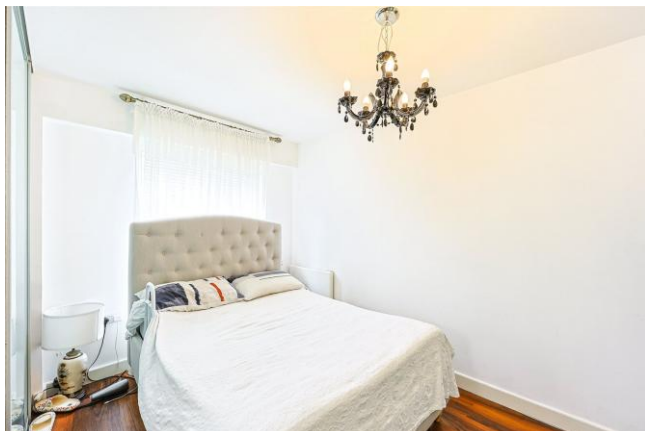
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240236

****Parking Included**** Situated on the fourth floor and spanning a generous 436 square feet (Approx) is this well presented Manhattan apartment. The apartment is built up of a custom designed kitchen with fitted appliances, a bright open planned living room with access to a east facing balcony which overlooks the internal landscaped gardens, a spacious bedroom area with sliding tinted panels, a three piece bathroom suite and ample storage.

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.

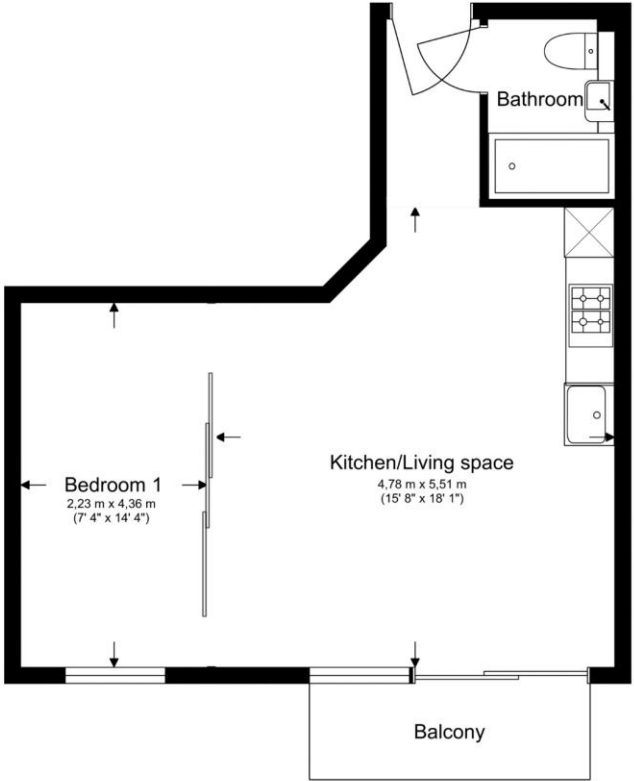




Property Features:

- Right To Park For One Vehicle Included
- Stylish Manhattan Apartment
- Fourth Floor
- 436 Square Feet (Approx.)
- East Facing Over Landscaped Gardens
- 24 Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

Fourth Floor
 Total Gross Internal Area
 40.5 Sq/m - 436 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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	



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:	£295,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 979 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2025 Next Review: 2030 Next Increase: 100%
Service Charge:	£2,600.00 (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA240236

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