



Heritage Avenue, Beaufort Park, Colindale, NW9

Price Reduced to: £350,000

Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250021

Located on the first floor of Curtiss House, Beaufort Park is this stylish one bedroom, one bathroom apartment. The apartment spans an impressive 654 square feet (approx.) and boasts a custom designed kitchen with integrated appliances and a sliding door to the reception room allowing the whole property to be naturally lit. The carpeted bedroom has fitted wardrobes and further space for additional storage or for a home office. The stylish bathroom suite benefits from Villeroy & Boch chinaware.

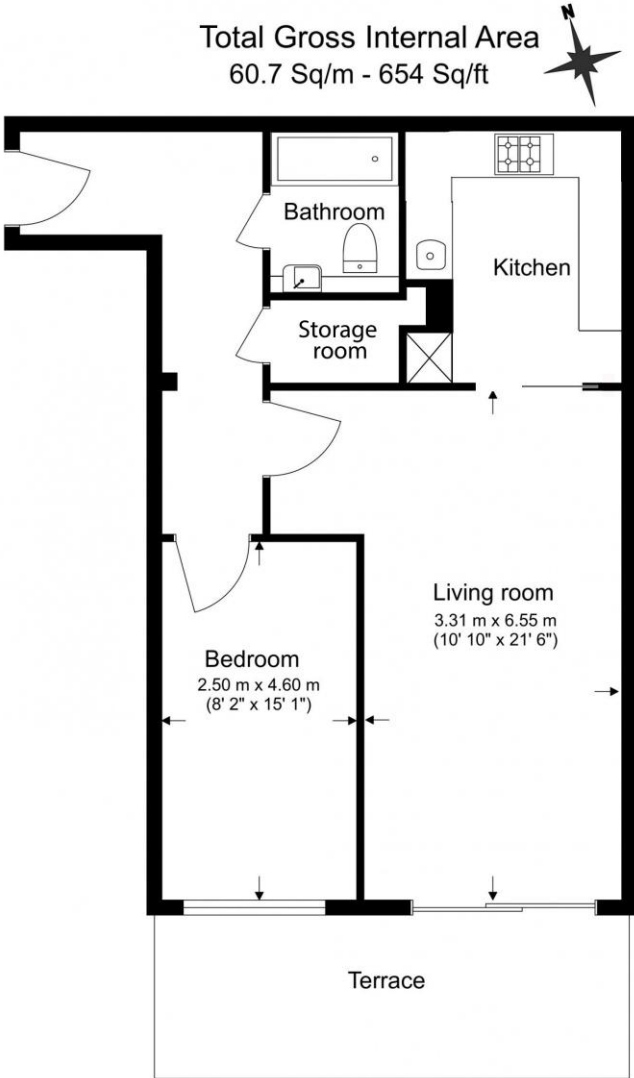
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a 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.





Property Features:

- One Bedroom Apartment
- One Bathroom
- 654 Square Feet (Approx.)
- First Floor
- South Facing Terrace
- 24 Hour Estate Management
- Residents' Only Gym & Swimming Pool
- 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	77	
(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.

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

Ground Rent: £137.50 (per annum)
For the year of 2025
Next Review: December 2025
Next Increase: 100%

Service Charge: £2,097.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,600.00 pcm
Approx. 5.5% Yield

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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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

Viewings:

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

Our reference: BEA250021

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