



Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £370,000

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.

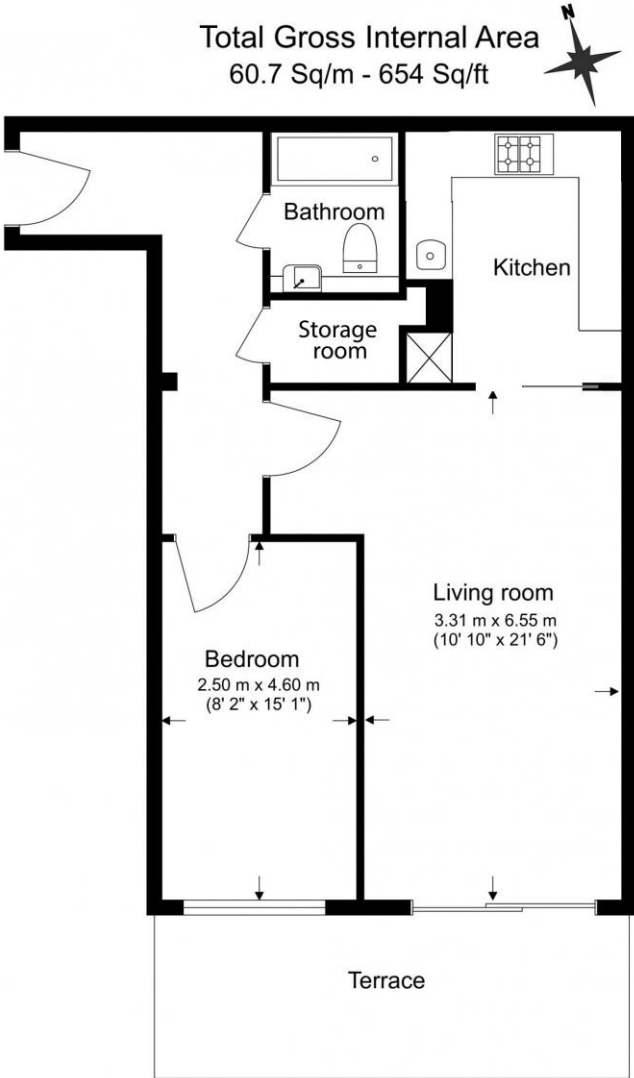
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a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



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	

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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.

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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. 5.2% Yield

Viewings:

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

Our reference: BEA250021

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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