



Heritage Avenue, Beaufort Park, NW9

Price Reduced to: £310,000

 Benham
& Reeves

Heritage Avenue, Beaufort Park, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref: BEA240037

Situated on the sixth floor of Pinnacle house and spanning an impressive 576 square feet (approx.) is this contemporary one bedroom apartment. The home boasts a custom designed kitchen with integrated appliances, a spacious open planned living room flooded with natural light and offering direct access to a private west facing balcony. The carpeted bedroom is well sized and offers a built in wardrobe. Further benefits include a stylishly fitted bathroom and utility room with 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.




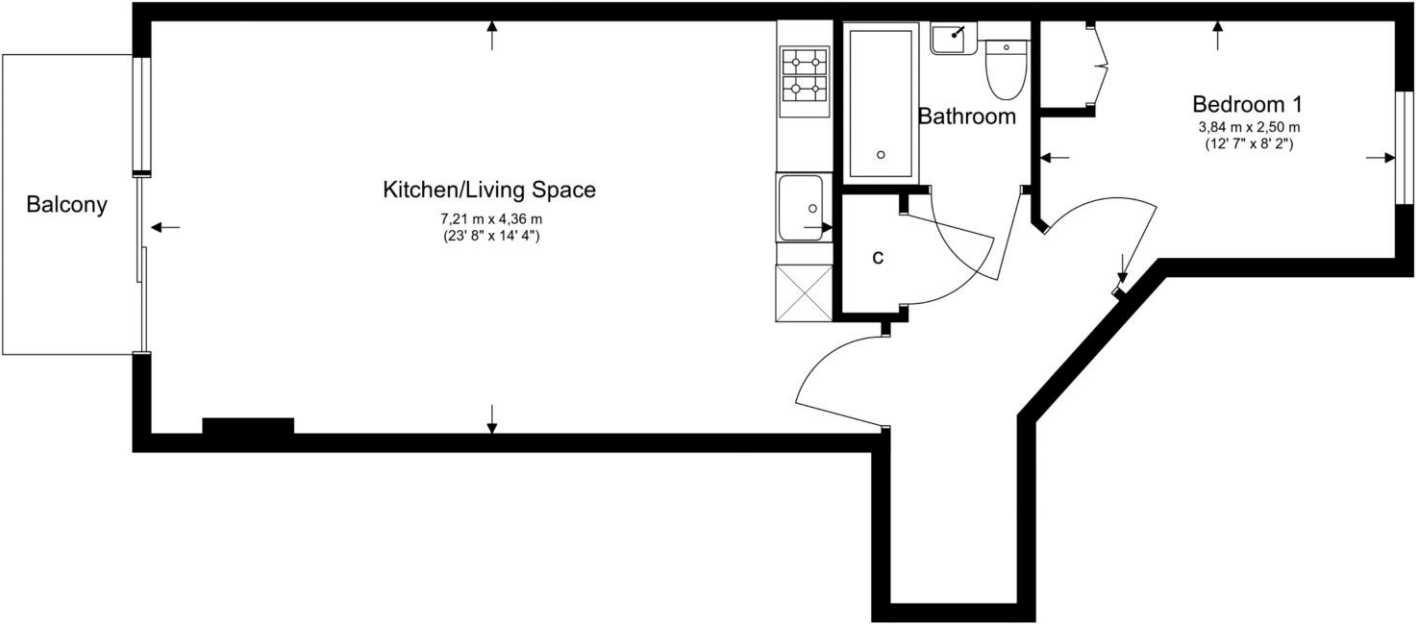


Property Features:


- One Bedroom Apartment
- One Bathroom
- 576 Square Feet (Approx.)
- Sixth (Top) Floor
- Residents Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



6th Floor
 Total Gross Internal Area 
 53.6 Sq/m - 576 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	87
(69-80) C		
(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 	

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 24/12/3003
Approximately 979 Years Remaining

Ground Rent: £250.00 (per annum)
For the year of 2024
Next Review: 2030
Next Increase: 100%

Service Charge: £3,139.20 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA240037

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