



Heritage Avenue, Beaufort Park, Colindale, NW9

Price Reduced to: £420,000

Benham
& Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

REF#: BEA220165

****With Parking**** Spanning a generous 693 square feet (approx.) is this two bedroom, two bathroom apartment located on the second floor with an West facing aspect. The property benefits from spacious and well-presented rooms throughout, flush finished oak veneer doors, private balcony, entry phone system, integrated oven, hob and extractor in the kitchen and a stainless steel sink bowl with chrome mixer taps in the kitchen.

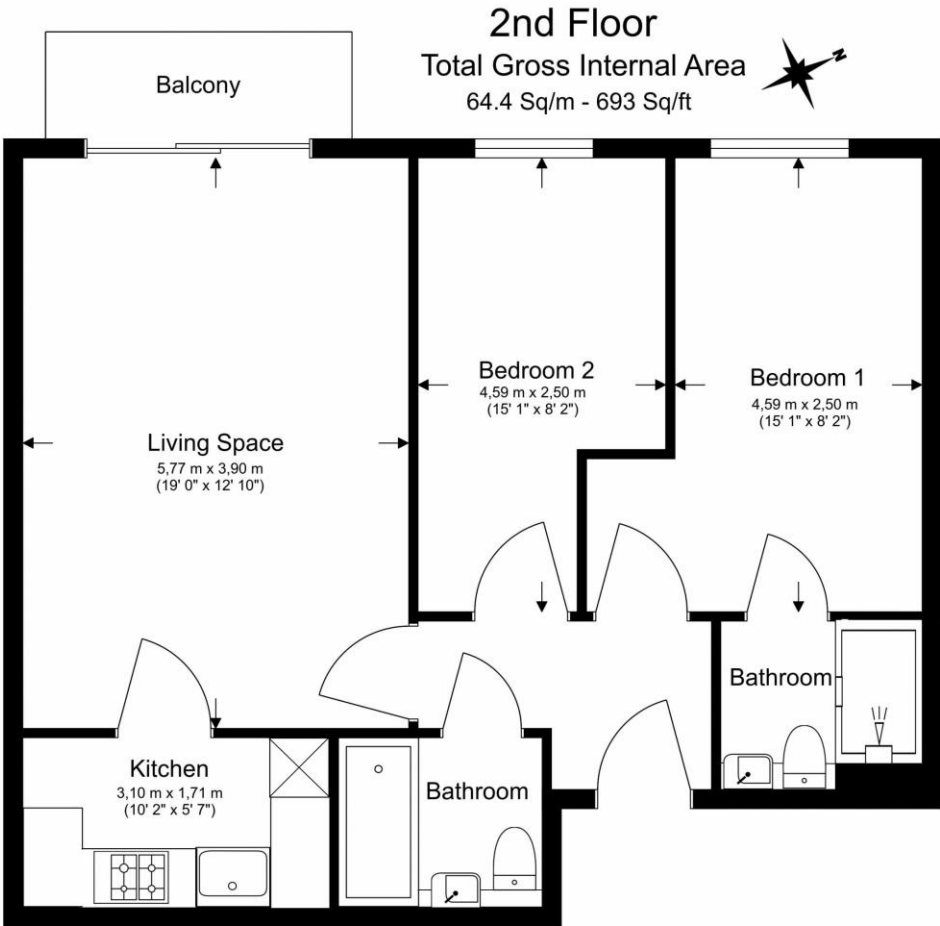
The Beaufort Park development has 24 hour estate management, secure underground parking, on site restaurants and cafes, medical centre and a residents' gym with swimming pool and spa. Brent Cross shopping centre is a short journey away and has a good selection of retail shops and eateries. Colindale Underground Station can be found within close proximity, providing fast transport into London.





Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 693 Square Feet (Approx.)
- West Facing
- Residents Gym, Swimming Pool & Spa Facilities
- Right To Park
- 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		85
(69-80) C	80	
(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	

Heritage Avenue, Beaufort Park, Colindale, NW9

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to: £420,000

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

Ground Rent: £300.00 (per annum)
For the year of 2025
Next Review: 2030
Next Increase: 100%

Service Charge: £4,156.44 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,000.00 pcm
Approx. 5.7% 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.

Viewings:

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

Our reference: BEA220165

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

