



**Heritage Avenue, Beaufort Park, Colindale, NW9**

Asking Price: £379,950

 Benham  
& Reeves



# Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA230209

Situated on the third floor is this newly renovated two bedroom apartment. The apartment spans 581 square feet (approx.) and boasts from open planned living with a north facing balcony, three piece family bathroom suite and built in kitchen appliances. Further benefits include right to park for one car, landscaped resident gardens and lift access to all floors.

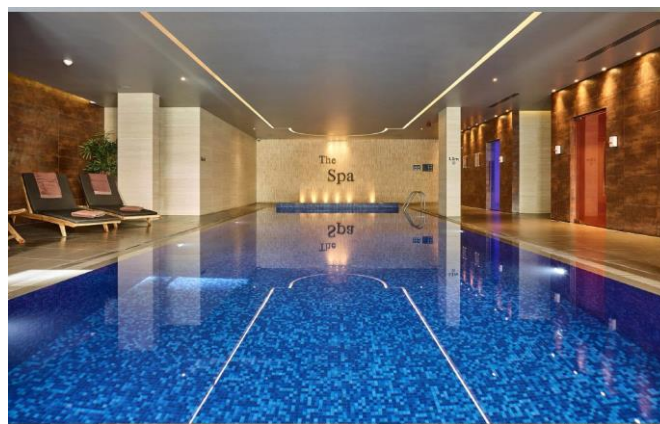
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including 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.



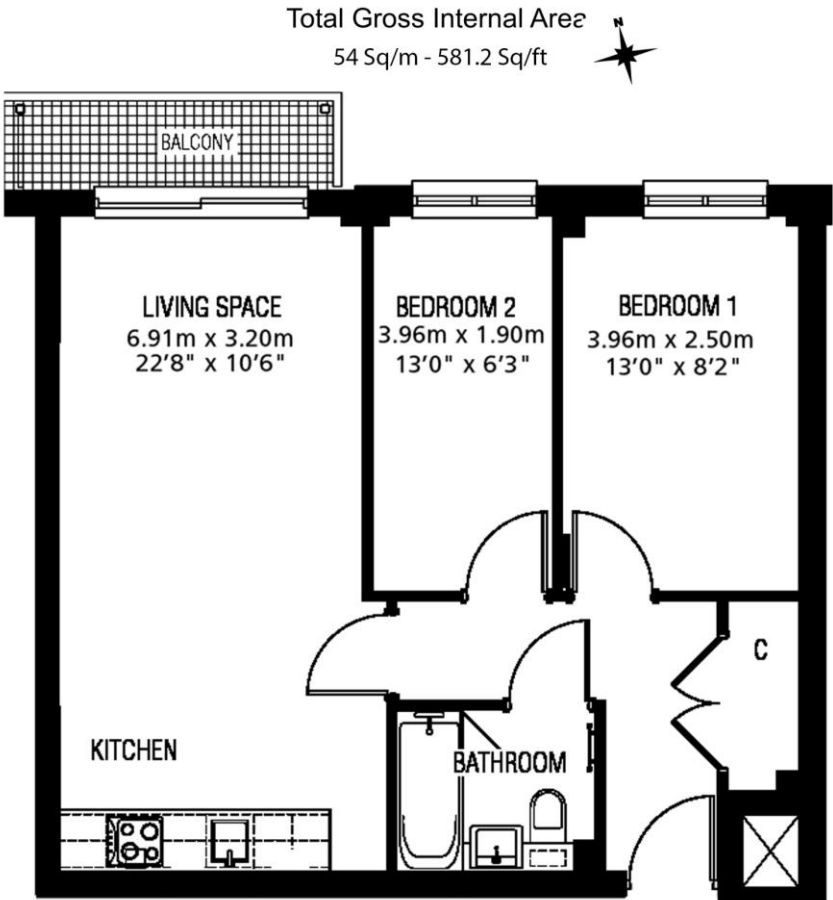


## Property Features:

- Chain Free
- Secure Parking for One Car
- Two Bedroom Renovated Apartment
- 581 Square Feet (Approx.)
- Third Floor
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 980 Years Remaining

Ground Rent: £275 (per annum)  
For the year of 2023  
Next review: 2030  
Next Increase: 100%

Service Charge: £3600 approx. (per annum)  
For the year of 2023

## Viewings:

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

Our reference: BEA230209

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W: [www.benhams.com](http://www.benhams.com)

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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

