



# Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £450,000

Benham  
& Reeves

# Heritage Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA230303

Positioned on the second floor of Bantam House is this contemporary two bedroom, two bathroom apartment. This stylish apartment spans a comfortable 787 square feet (Approx.) and boasts an open planned kitchen diner benefiting from integrated appliances, breakfast bar and access to the private balcony Grahame Park Way. Both bedrooms are well sized and carpeted with the main bedroom having the added luxury of an ensuite shower room. The shower room and family bathroom are both stylishly fitted. Further benefits include the right to park for one car and no onward selling chain.

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.



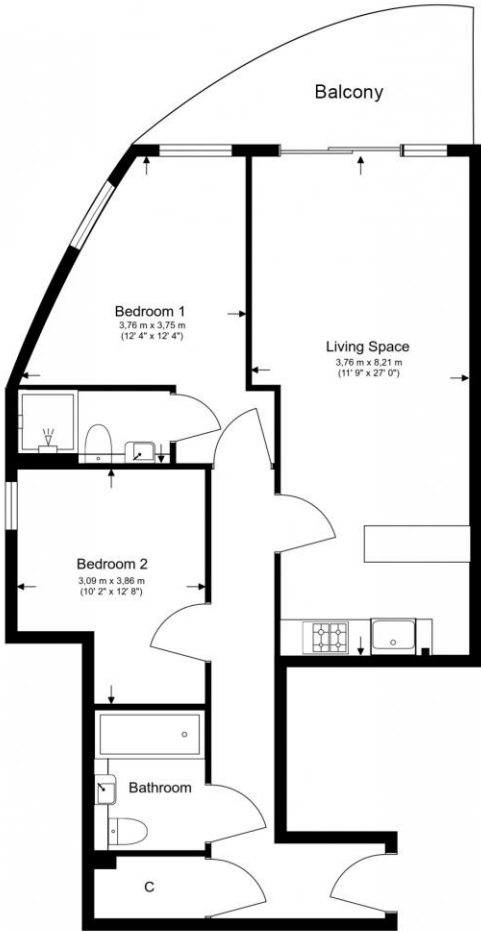


## Property Features:

- Modern Two Bedroom Apartment
- Right To Park
- Two Bathrooms
- Second Floor
- 787 Square Feet (Approx.)
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Second Floor  
 Total Gross Internal Area  
 73.1 Sq/m - 787 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Asking Price: £450,000

Tenure: Leasehold  
Expires 24/12/3003  
Approximately 978 Years Remaining

Ground Rent: £300.00 (per annum)  
For the year of 2024  
Next Review: 2030  
Next Increase: 100%

Service Charge: £4,420. approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA230303

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

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