



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

Offers in excess of: £625,000

 Benham  
& Reeves

# Heritage Avenue, Beaufort Park, Colindale, NW9

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

Ref# BEA240003

Situated on the seventh floor of Curtiss House is this two bedroom, two bathroom premier penthouse. This luxurious apartment is like no other within the development, it spans an impressive 1040 square feet (approx.) and boasts a custom designed kitchen with integrated Neff appliances, a spacious open planned living room which leads out onto the unique conservatory perfect for dining. Both bedrooms are carpeted with bedroom one having the added benefit of a west facing balcony, fitted wardrobes and stylish ensuite shower. The ensuite and family bathroom are fitted with composite stone tops to vanity casings and premier range of ceramic floor tiles and skirtings. Further benefits of this home include a large private terrace which attracts the sun throughout the whole day, a right to park for one car and no onward selling chain.

Berkeley's premier spec offers quality like no other with the addition of comfort cooling to living space and bedrooms, engineered timber flooring, composite stone kitchen worktops, interior designed bathrooms and en-suites, with enlarged feature wall tiles and underfloor heating, and brushed stainless steel sockets and switches throughout.

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.

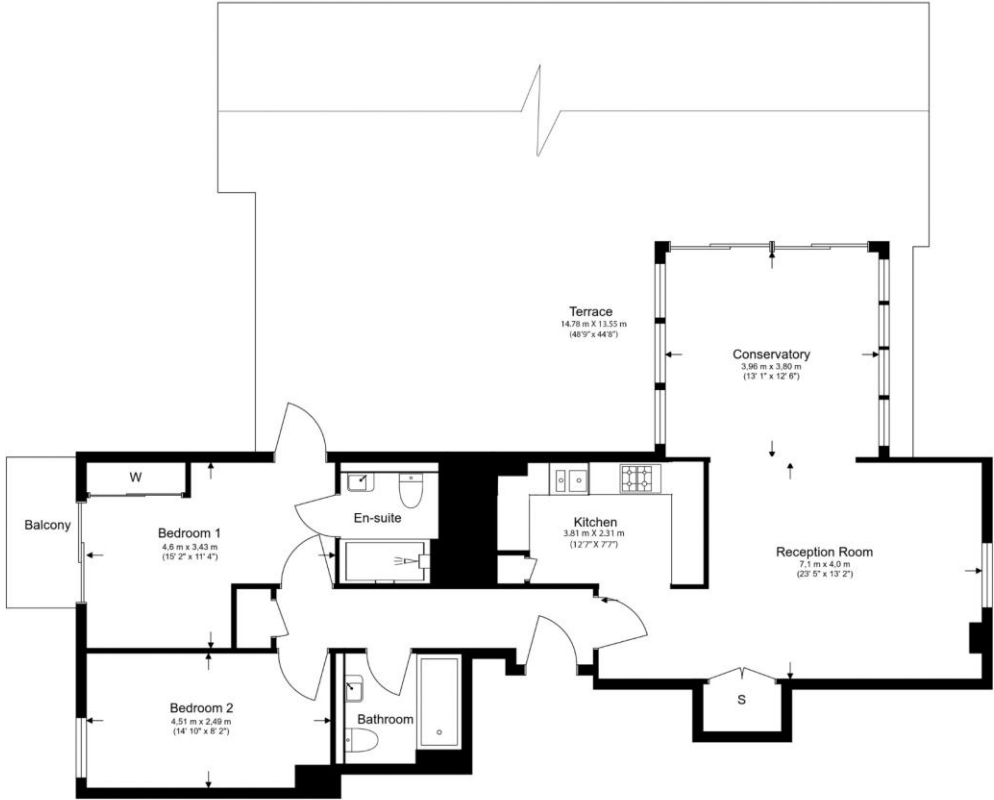




## Property Features:

- Two Bedroom Premier Penthouse
- Two Bathrooms
- Seventh Floor
- 1040 Square Feet (Circa.)
- Large Private Terrace
- Right To Park
- Colindale Tube Station (Northern Line)
- Residents Gym, Swimming Pool & Spa

Seventh Floor  
 Total Gross Internal Area  
 96.6 Sq/m - 1,040 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</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		
<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 978 Years Remaining

Ground Rent: £325.00 (per annum)  
For the year of 2025  
Next Review: December 2025  
Next Increase: 100%

Service Charge: £5,400.00 (per annum)  
For the year of 2025

Anticipated Rent: £2,600.00 pcm  
Approx. 5.0% Yield

## Viewings:

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

Our reference: BEA240003

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