



Heritage Avenue, Colindale, NW9

Offers Over: £400,000

Benham & Reeves

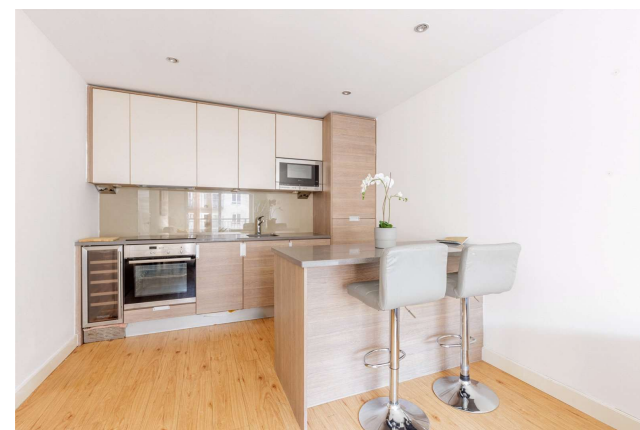
Heritage Avenue, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA240139

Set on the fourth floor of Croft House is this two bedroom, one bathroom apartment spanning a comfortable 560 square feet (approx.). The property is built up of a custom designed kitchen with integrated appliances including a wine cooler. The living room is naturally lit from its Western aspect and has direct access to a private balcony overlooking Heritage Avenue. Both bedrooms are carpeted with bedroom one having a built in wardrobe. The family bathroom is stylishly fitted with Villeroy & Boch chinaware.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.

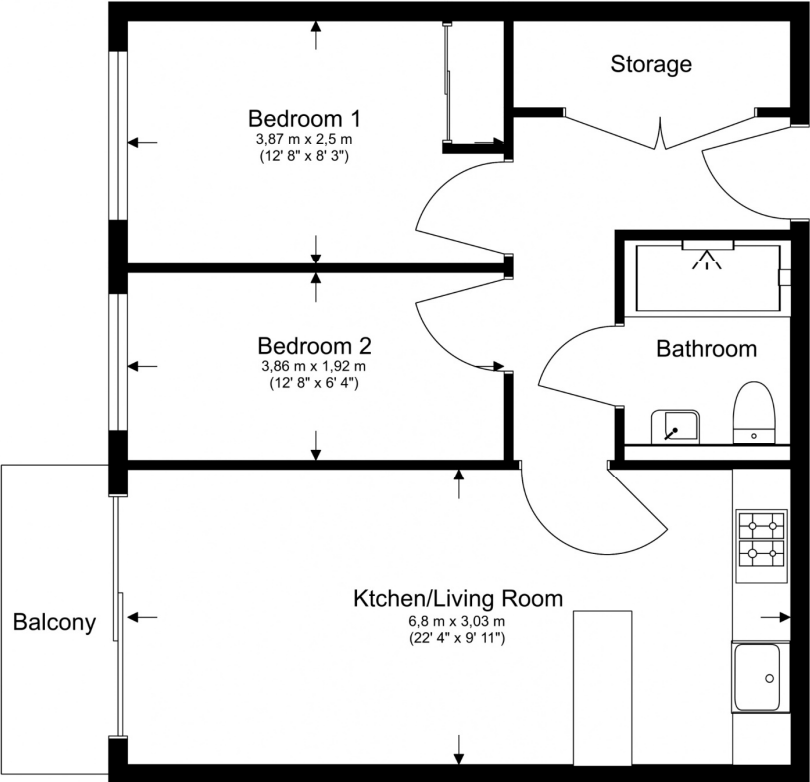




Property Features:

- Right To Park
- Two Bedroom Apartment
- One Bathroom
- 560 Square Feet (approx.)
- Fourth Floor
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

Total Gross Internal Area 52.0 Sq/m - 560 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+) A		
(81-91) B	82	86
(69-80) C		
(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	

Terms & Conditions:

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

Offers Over:	£400,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£137.00 (per annum) for the year 2024
Service Charge:	£2,884.00 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA240139

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W: www.benhams.com

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

