



Heritage Avenue, London, NW9

Price Reduced to: £350,000

Benham
& Reeves

Heritage Avenue, London, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor is this two bedroom modern apartment spanning a generous 652 square feet (approx.). Located in the desirable Beaufort Park Development and benefiting from secure underground parking, west facing private balcony, custom-designed fitted kitchens with fitted appliances, two spacious bedrooms with bedroom one having a stylish en-suite shower room.

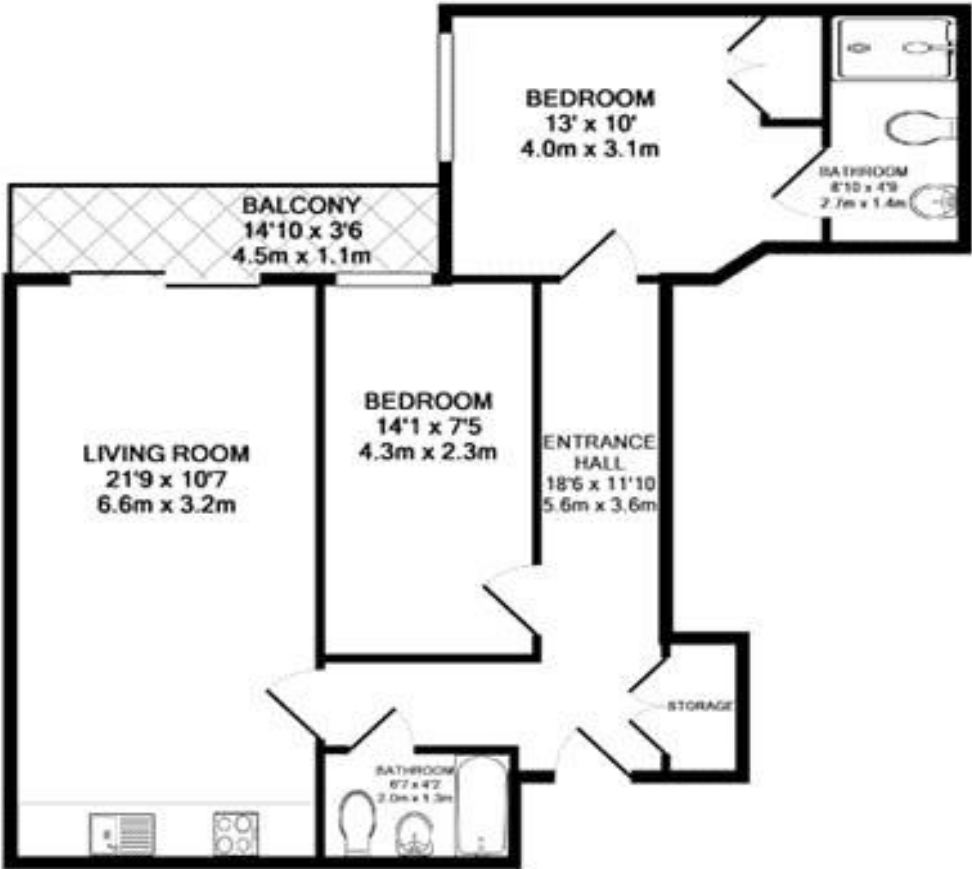
North West London's most exciting new destination, created by St George. Set amongst beautifully landscaped gardens and courtyards, the residences at Beaufort Park offer a new kind of London living. As part of this established community, residents benefit from exclusive use of a range of facilities including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

- Right To Park
- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- 652 Square Feet (Approx.)
- West Facing Balcony
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	84
(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	

BANTAM HOUSE, HERITAGE AVENUE, NW9
TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Terms & Conditions:

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

Price Reduced £350,000
to:

Tenure: Leasehold
Expires 24/12/3003
Approximately 979 Years Remaining

Ground Rent: £275.00 (per annum)
for the year 2024

Service Charge: £3,672.00 approx. (per annum)
for the year 2024

Anticipated Rent: £2,000.00 pcm
Approx. 6.9% Yield

Viewings:

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

Our reference: BEA240254

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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