



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

Asking Price: £675,000

 Benham  
& Reeves

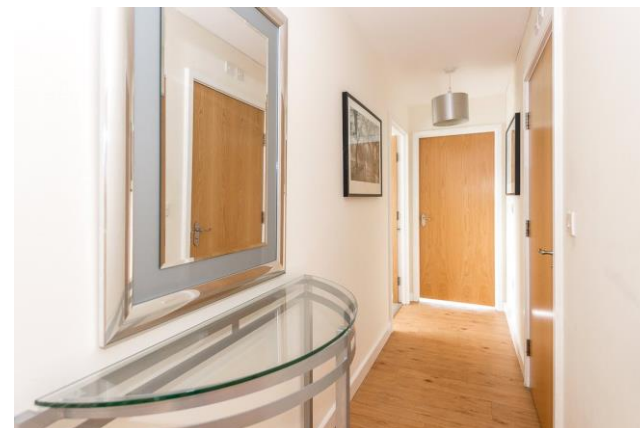
# Heritage Avenue, Beaufort Park, Colindale, NW9

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA220159

Situated on the sixth floor of Arctic House in the highly desirable Beaufort Park development is this three bedroom apartment spanning an impressive 881 square feet (approx.). The apartment boasts a custom designed kitchen with integrated appliances. The kitchen diner is flooded with natural light with its double aspect and access to the large private terrace, perfect for entertaining. All three bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes, direct access to the terrace and a private ensuite shower room. The ensuite and family bathroom are stylishly fitted with Villeroy & Boch chinaware. Further benefits of this immaculate apartment is the right to park for one vehicle and no onward selling chain.

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, providing fast transport into London.



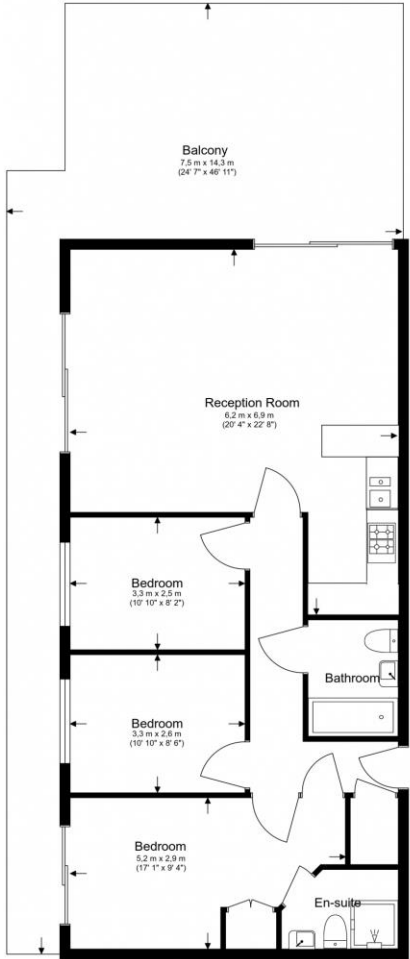




## Property Features:

- Secure Parking
- Three Bedroom Apartment
- Two Bathrooms
- 881 Square Feet (Approx.)
- Sixth Floor
- Private Terrace
- Residents' Gym, Swimming Pool & Spa Facilities
- Colindale Underground Station (Northern Line)

Total Gross Internal Area  
81.8 Sq/m - 881 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>		
(69-80) <b>C</b>	69	78
(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.

**Asking Price:** £675,000

**Tenure:** Leasehold  
Expires 24/12/3004  
Approximately 979 Years Remaining

**Ground Rent:** £350.00 (per annum)  
For the year of 2025  
New review: 2030  
New increase: 100%

**Service Charge:** £5,183.34 approx. (per annum)  
For the year of 2025

**Anticipated Rent:** £2,700.00 pcm  
Approx. 4.8% Yield

## Viewings:

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

Our reference: BEA220159

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

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