



# Heritage Avenue, Beaufort Park, Colindale, NW9

Offers in excess of: £195,000

 Benham  
& Reeves

# Heritage Avenue, Beaufort Park, Colindale, NW9

 Studio  1 Bathroom (s)  Leasehold

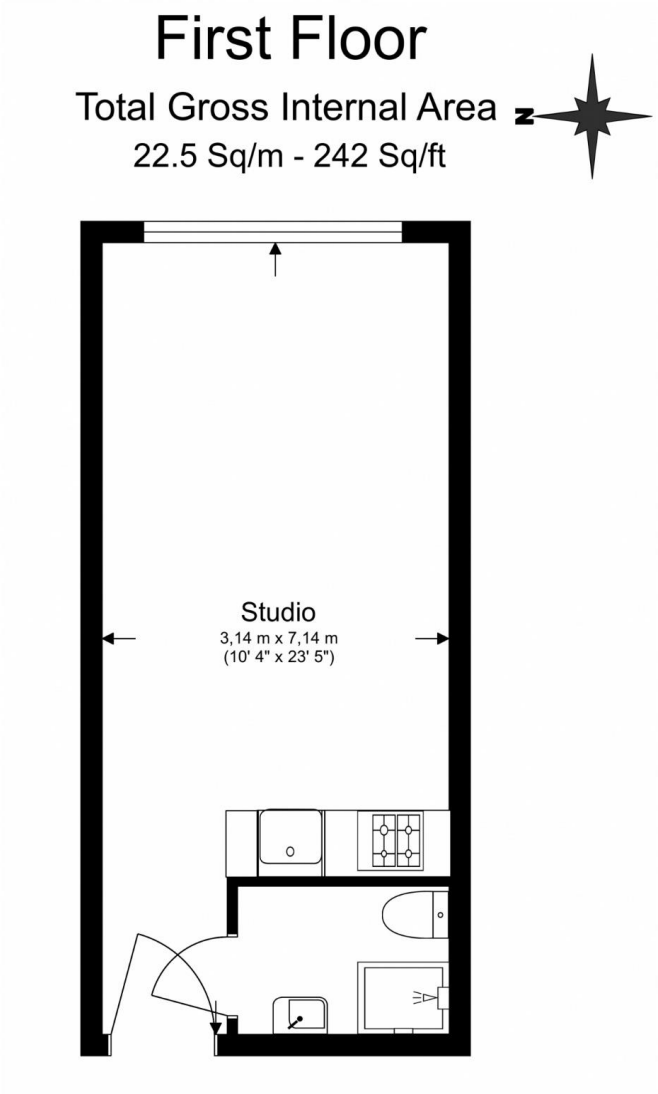
Facing East over Heritage Avenue is this incredibly bright and airy studio apartment. Situated on the first floor of Battalion House is this modern studio apartment spanning a 242 square feet (approx.). This property has a custom designed kitchen with integrated oven, hob and extractor, a spacious living area with Satellite TV and FM terrestrial TV points, a stylish bathroom with Villeroy and Boch chinaware. Further benefits include right to park for one car.

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 Studio Apartment
- 242 Square Feet (Approx.)
- First Floor
- Right To Park
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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	

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.

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Tenure: Leasehold  
Expires 25/12/3004  
Approximately 980 Years Remaining

Ground Rent: £125.00 (per annum)  
For the year of 2024

Service Charge: £1,739.18 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA220854

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