



# Heritage Avenue, Colindale, NW9

Asking Price: £230,000

Benham  
& Reeves

# Heritage Avenue, Colindale, NW9

 Studio

 1 Bathroom (s)

 Leasehold

Overlooking the beautifully landscaped gardens is this incredibly bright and spacious studio apartment. Situated on the fourth floor of this modern block the apartment spans across 296 square feet (approx.) and is well presented throughout. The property has a modern kitchen with fitted appliances and wooden flooring, 3 piece tiled shower suite and a private balcony.

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.

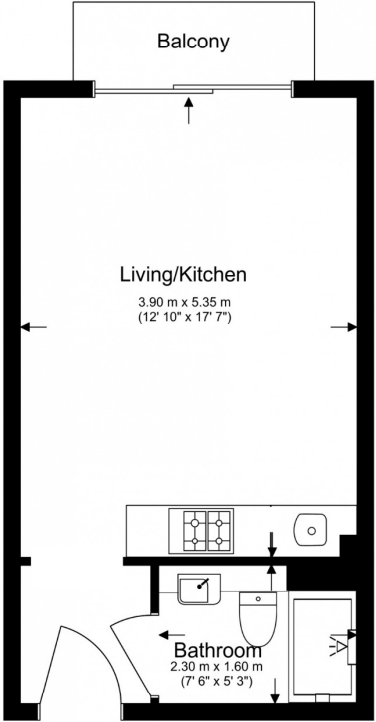




## Property Features:

- Stylish Studio Apartment
- Fourth Floor
- 296 Square Feet (Approx.)
- Private Balcony Overlooking Landscaped Gardens
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)
- Shopping & Leisure Facilities Nearby

Total Gross Internal Area  
27.5 Sq/m - 296 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<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:	£230,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 980 Years Remaining
Ground Rent:	£150.00 (per annum) For the current term of 2024.
Service Charge:	£1,623.00 (per annum) For the current term of 2024.
Anticipated Rent:	£1,150.00 pcm Approx. 6.0% Yield

## Viewings:

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

Our reference: BEA240178

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