



# Heritage Avenue, Colindale, NW9

Price Reduced to: £225,000

Benham  
& Reeves

# Heritage Avenue, Colindale, NW9

🏠 Studio

🚿 1 Bathroom (s)

🔑 Leasehold

**\*\*Chain Free\*\*** 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.

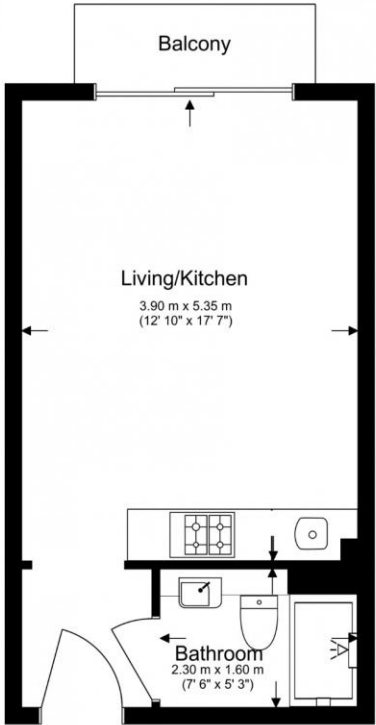




## Property Features:

- 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
Very energy efficient - lower running costs		
(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>		
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.

Price Reduced     £225,000  
to:

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

Ground Rent:     £150.00 (per annum)  
                         For the year of 2024  
                         Next Review: December 2025  
                         Next Increase: 100%

Service Charge:   £1,623.00 approx. (per annum)  
                         For the year of 2024

Anticipated Rent:   £1,150.00 pcm  
                         Approx. 6.1% Yield

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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

## Viewings:

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

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