

Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £300,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Right To Park Included Located in the sought after Beaufort Park development is this modern one bedroom apartment. Benefiting from bright and spacious accommodation, the apartment is located on the third floor and boasts from a private east facing balcony overlooking the beautifully landscaped gardens, a generous living space of 465 Sqft (Approx.), a fully integrated stylish kitchen with Neff appliances, a 3 piece family bathroom suite, a large double bedroom with a fitted wardrobe. The apartment has wood effect flooring to living space, hallway and kitchen and carpet to bedrooms.

The Beaufort Park development has an onsite management office, residents' gymnasium, swimming pool, spa and has a selection of amenities including on-site restaurants, a cafe, Tesco Express and a residents' park. Beaufort Park is located 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.







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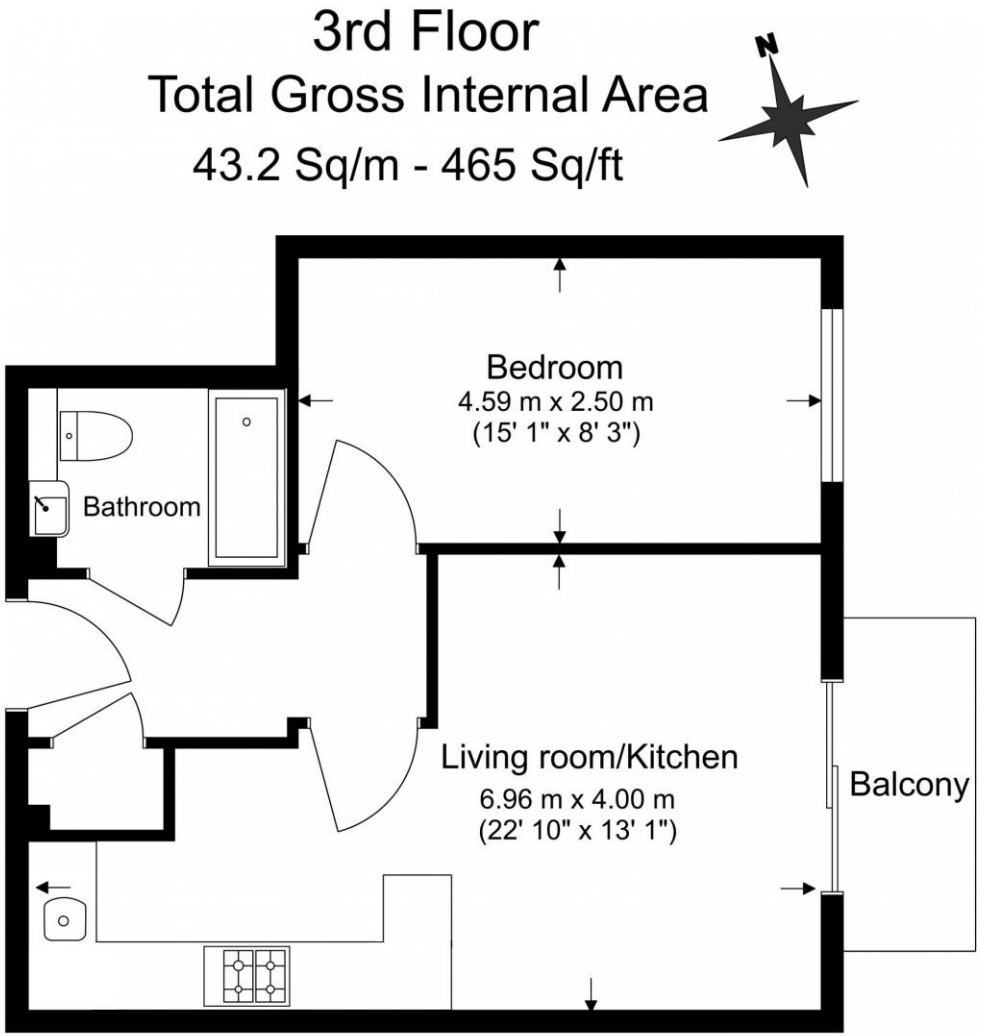


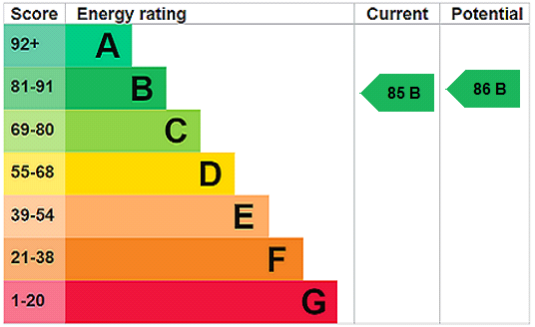



Property Features:

- Right To Park Included
- Chain Free
- Stylish One Bedroom Apartment
- Private East Facing Balcony
- 465 Square Feet (Approx)
- Third Floor
- Residents Only Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)

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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.

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Terms & Conditions:

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

Asking Price:	£300,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£450.00 (per annum) Review Period: 20 years Next Review: 25/12/2045 Increase: 100%
Service Charge:	£2,600.00 (per annum) For the year of 2026
Anticipated Rent:	£1,750.00 pcm Approx. 7.0% Yield

Viewings:

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

Our reference: BEA260297

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