

Heritage Avenue, Beaufort Park, Colindale, NW9

Offers Over: £560,000

Benham & Reeves

Heritage Avenue, Beaufort Park, Colindale, NW9

3 Bedroom (s) 2 Bathroom (s) Leasehold

A prestigious three double-bedroom, twelfth floor apartment offering an impressive 1,184 sq ft of internal living space (approx.). The property boasts a fully integrated kitchen with NEFF appliances, two south-facing balconies providing stunning far reaching views, three generously sized bedrooms and two stylish Villeroy & Boch bathroom suites. Further benefits include two secure gated parking spaces, a lease of over 900 years, and exclusive residents' access to the luxury spa, swimming pool and gym.

Beaufort Park is one of North West London's most exciting destinations, created by St George and set amongst beautifully landscaped gardens and courtyards. Residents benefit from exclusive use of a range of on-site facilities, including a stylish gym, swimming pool and spa, alongside a variety of shops, restaurants and leisure amenities.

Offering a true sense of community and contemporary London living, Beaufort Park is also ideally located within walking distance of Colindale Underground Station on the Northern line. The station provides direct services to the West End and the City in less than 30 minutes, as well as access to the Night Tube.







Heritage Avenue, Beaufort Park, Colindale, NW9







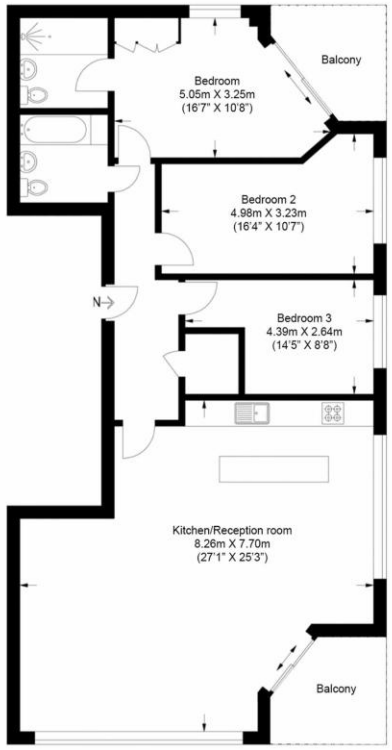

Property Features:

- Two Secure Gated Parking Spaces
- Three Bedroom Apartment
- South Facing Aspect
- Twelfth Floor
- Two Private Balconies Offering Far Reaching Views
- Two Bathrooms
- Onsite Estate Management, Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

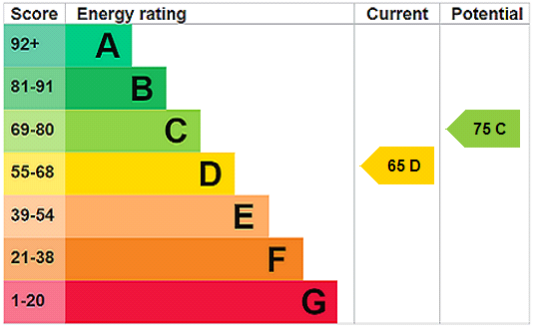
Heritage Avenue, Beaufort Park, Colindale, NW9

12th Floor

Total Gross Internal Area
110 Sq/m - 1,184 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.



Heritage Avenue, Beaufort Park, Colindale, NW9

Terms & Conditions:

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

Offers Over:	£560,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£425.00 (per annum) Next Review: 2030 Increase: 100%
Service Charge:	£6,743.50 (per annum) For the year of 2026
Anticipated Rent:	£2,900.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA240183

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

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 it 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.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR