

Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £400,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

Spanning an impressive 992 square feet (approx.) is the luxurious ninth floor, three bedroom apartment. As you enter the apartment you are welcomed with a long corridor with the utility room and stylish 3 piece family bathroom suite on the side. You then begin to enter the kitchen diner which is flooded with natural light benefiting from southernly and eastern views. The custom designed kitchen boasts from integrated appliances and a breakfast bar. The three bedrooms have ample room for a double bedroom with bedroom one benefiting from an ensuite and fitted wardrobe. The property also benefits from the right to park for one car.

North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.







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Property Features:

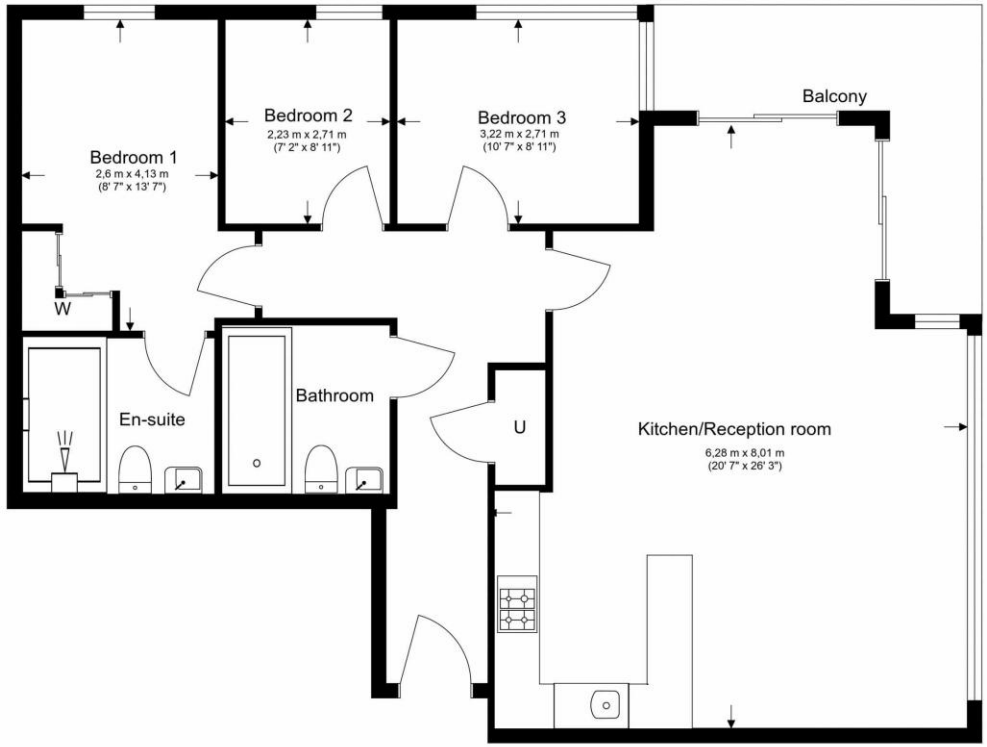
- Right To Park Included
- Bright & Spacious 3 Bedroom Apartment
- 992 Square Feet (Approx)
- Ninth Floor
- Southeast Aspect
- Residents Only Gym, Swimming Pool & Spa
- 24 Hour Estate Management
- Colindale Tube Station (Northern Line)

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Ninth Floor

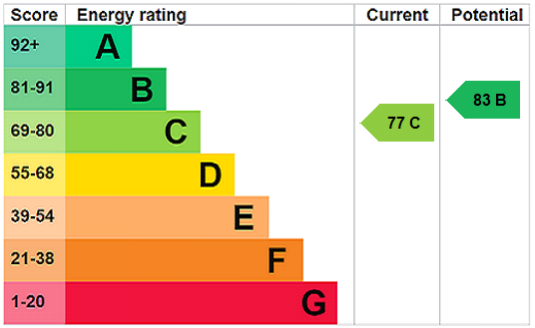
Total Gross Internal Area

92.17 Sq/m - 992 Sq/ft



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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:	£400,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£374.00 (per annum) Next Review: 2030 Increase: 100%
Service Charge:	£5,664.86 approx. (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA250310

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