

Heritage Avenue, Beaufort Park, Colindale, NW9

Asking Price: £275,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Right To Park Included A modern one bedroom apartment situated on the third floor of Brigadier House, Beaufort Park. This stylish apartment spans across 489 square feet (approx.) and boasts a custom designed kitchen with integrated appliances, bright and airy living room with access to a private west facing balcony, a spacious, carpeted bedroom with ample room for wardrobes and a stylish three piece bathroom. Further benefits include no onward chain and a 900+ year lease.

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.







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Property Features:

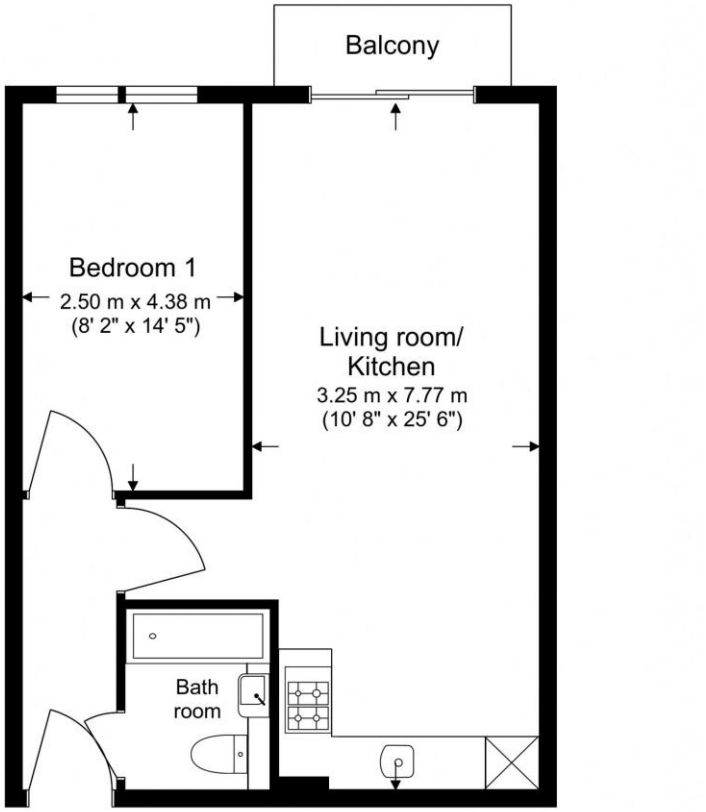
- Chain Free
- Right To Park Included
- 489 Square Feet (Approx.)
- Third Floor
- West Facing Aspect
- 24 Hour Estate Management
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)

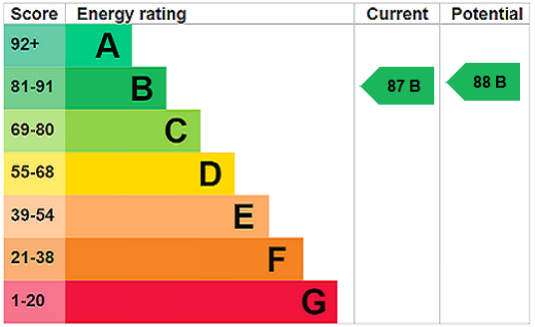
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3rd Floor

Total Gross Internal Area

45.4 Sq/m - 489 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.

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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:	£275,000
Tenure:	Leasehold Expires 24/12/3004 Approximately 978 Years Remaining
Ground Rent:	£200.00 (per annum) Next Review: 2030 Increase: 100%
Service Charge:	£3,092.00 (per annum) For the year of 2026
Anticipated Rent:	£1,600.00 pcm Approx. 7.0% Yield

Viewings:

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

Our reference: BEA260341

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