



## Heritage Avenue, Colindale, NW9 5AA

£285,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 1 bedroom third floor apartment located within the ever popular Beaufort Park development. The property features an open-plan living room and kitchen with direct access to a private South facing balcony. Further benefits include a passenger lift, a concierge and access to a resident's swimming pool, spa and gym.

The avenue offers a fantastic choice of local shops and amenities including pubs, restaurants and courtyards and Colindale Tube station is situated only 0.5 miles away.

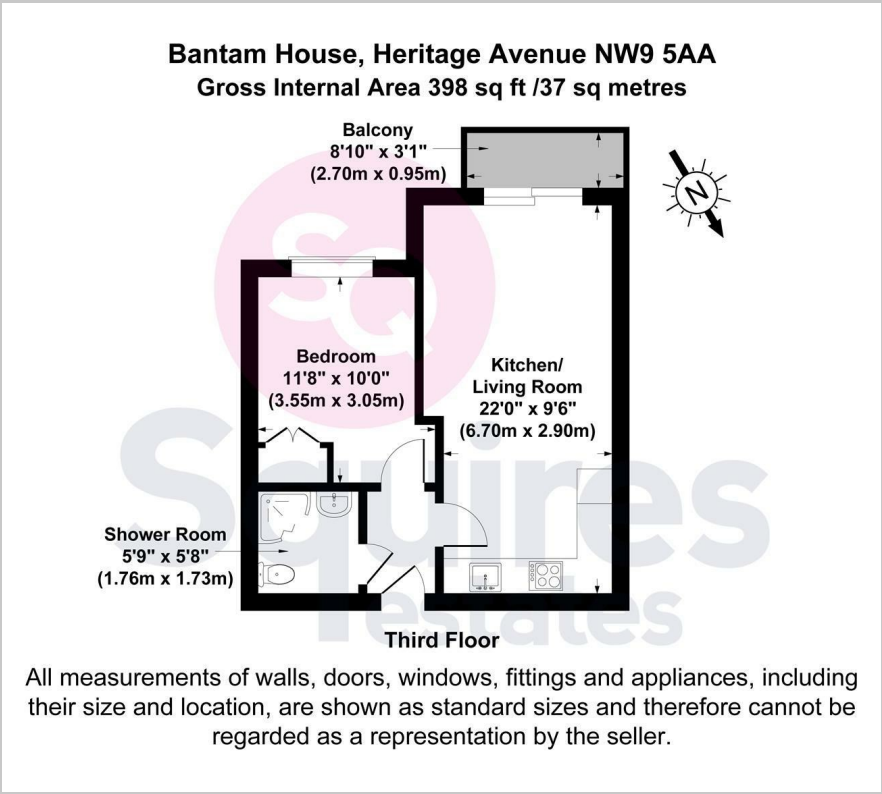
Lease: Approx. 979 years

Ground Rent: £87.50 per half annum

Service Charge: Approx. £1064 per half annum inclusive of water and reserve fund

- Modern development
- 1 bedroom
- South facing balcony
- Lift
- Concierge
- Close to Tube
- Resident's swimming pool, spa and gym
- Barnet council tax band C
- Chain free
- Ideal first time purchase

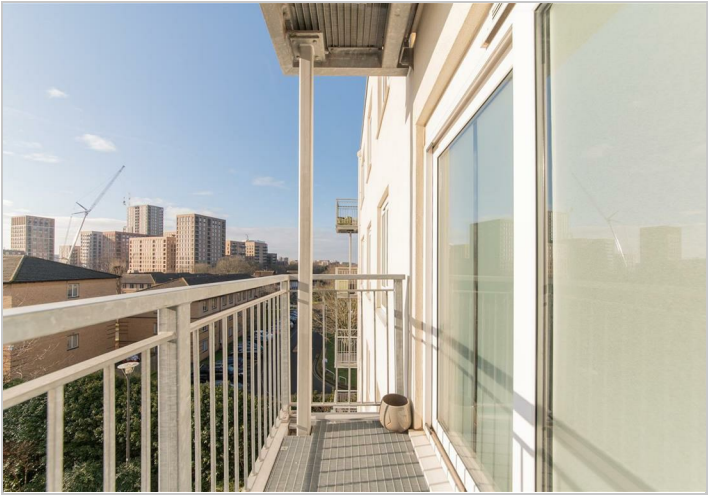
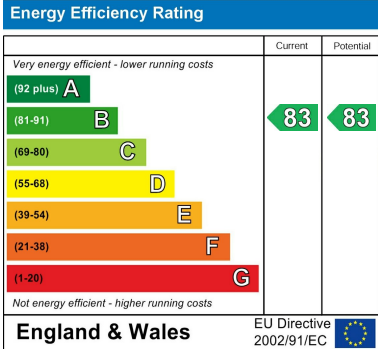
Floor Plan



Area Map



Energy Efficiency Graph



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