



## 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

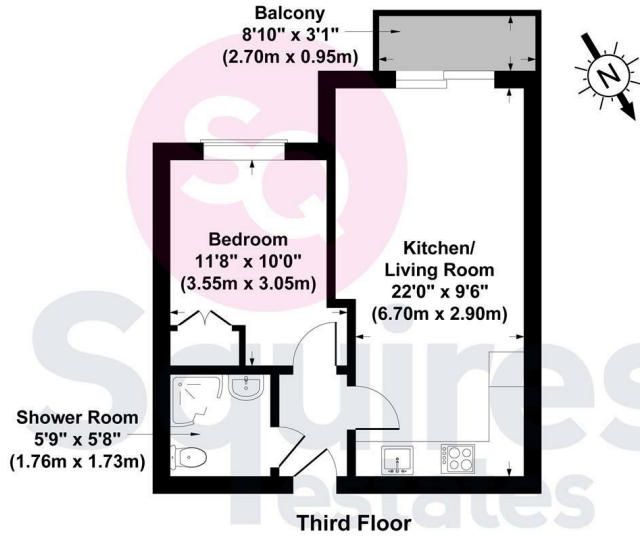
Service Charge: Approx. £1064 per half annum inclusive of water and reserve fund

- 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



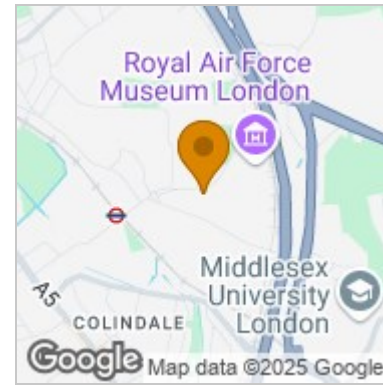
## Floor Plan

### Bantam House, Heritage Avenue NW9 5AA Gross Internal Area 398 sq ft /37 sq metres

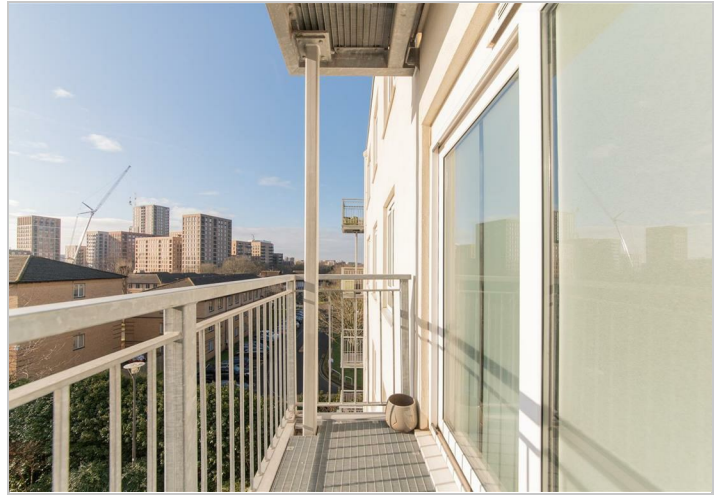
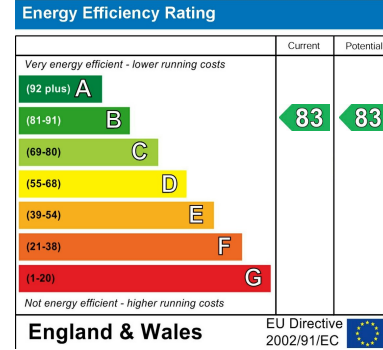


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

