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## Heritage Avenue, London, NW9 5FL

£210,000 - Leasehold

\*\*CHAIN FREE\*\* A fantastic third floor studio apartment located within the ever popular Beaufort Park development. The property has been much improved by the current owner and benefits include communal gardens, 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: £150 per annum

Service Charge: Approx. £1320.12 per annum

- Studio apartment
- Communal gardens
- Lift
- Concierge
- Resident's swimming pool, spa and gym
- Chain free
- Close to Tube
- Barnet council tax band B







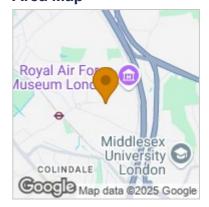
#### Floor Plan

#### Arctic House, Heritage Ave, NW9 5FL Gross Internal Area 258 sq ft / 24 sq metres

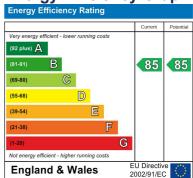


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

#### **Area Map**



### **Energy Efficiency Graph**











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