



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

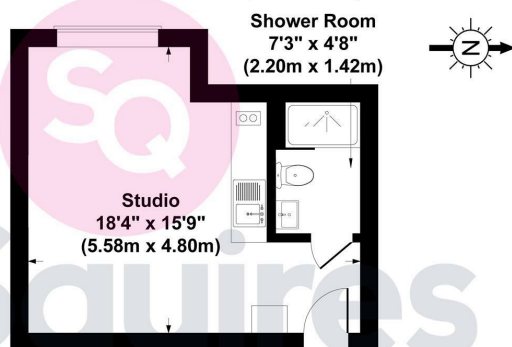
Ground Rent: £150 per annum

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



Third Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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.

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