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## Heritage Avenue, Colindale, NW9 5GE

£1,600 Per Month -

Bright & Spacious 1-Bedroom Apartment with Private Balcony – Beaufort Park

Located in the heart of the vibrant Beaufort Park development, this naturally bright second-floor apartment offers modern living in a sought-after North West London location.

Step into a spacious open-plan living and kitchen area with warm wooden flooring, leading out to your own private balcony—ideal for morning coffee or evening wind-downs. The generously sized double bedroom features a fitted wardrobe, and a stylish family bathroom completes the home.

Residents benefit from access to a private on-site gym, swimming pool, and spa, providing a wellness-focused lifestyle just steps from your door. The apartment also comes with secure parking, adding even more convenience.

Enjoy the convenience of on-site shops, cafés, restaurants, pubs, and beautifully landscaped courtyards, all just moments away.

Available from 1st September 2025, offered furnished or unfurnished.

Don't miss out – arrange your viewing today!

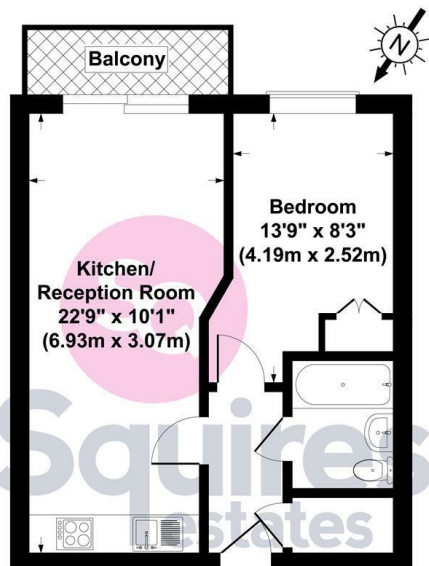
Deposit: £1,846  
Barnet Council Tax Band C

- Bright & Spacious 1 Bedroom
- Located on the 2nd Floor
- Open-plan Living & Kitchen Area
- Private Balcony
- Underground Parking
- Access to Gym & Spa
- Offered Furnished or Unfurnished
- Walking Distance to Colindale Underground Station
- Available 01/09/2025
- Barnet Council Tax Band C





## Floor Plan

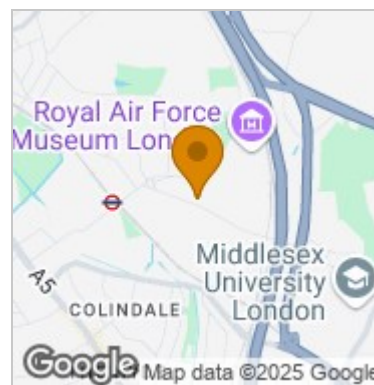


Second Floor

**Bentfield House, London, NW9**

**Gross Internal Area 431 sq ft / 40 sq metres**  
 Not to Scale. Produced by The Plan Portal 2022  
 For Illustrative Purposes Only.

## Area Map



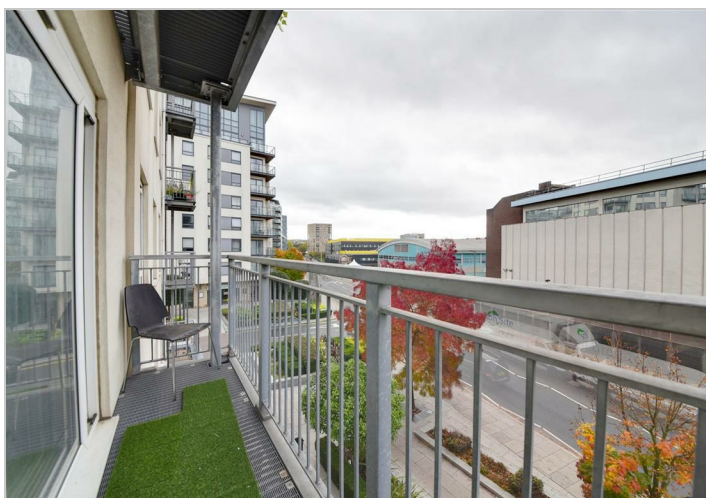
## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	80

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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