



Pearl & Chance

Bentfield House, Heritage Avenue, NW9

£1,800 pcm

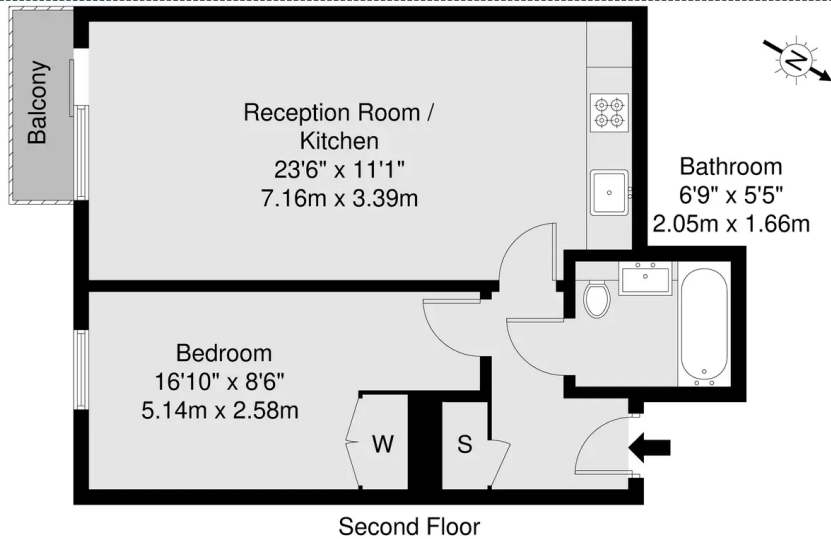
Bentfield House, Heritage Avenue, NW9

Presenting a fully furnished, one-bedroom apartment situated in the prestigious Beaufort Park development. This stylish apartment is available from the first week of September 2024 and features an open-plan living area with a sleek kitchen equipped with modern appliances, leading to a bright south-facing balcony, perfect for relaxing. The property also benefits from a modern bathroom. The spacious bedroom comes with a built-in wardrobe, while a large storage cupboard in the hallway and additional smart storage solutions throughout the apartment provide ample storage space. The flat also includes wall-mounted TV screens in the living room and bedroom. Additionally, the apartment is close to Brent Cross Shopping Centre, providing convenient access to a variety of shops and services. The property has an EPC rating of B, ensuring energy efficiency and lower utility bills, contributing to significant cost savings and a reduced environmental footprint. The rent includes water rates, a parking space, an exclusive residents' communal garden as well as access to the state-of-the-art gym and spa.

Deposit: £2,076.92

Council Tax band: C





GROSS INTERNAL AREA (GIA)
The footprint of the property
46 sq m / 495 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.4 sq m / 15 sq ft


EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
2.0 sq m / 21 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



Pearl & Chance

136-144 Golders Green Road, London - NW11 8HB

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>



IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.