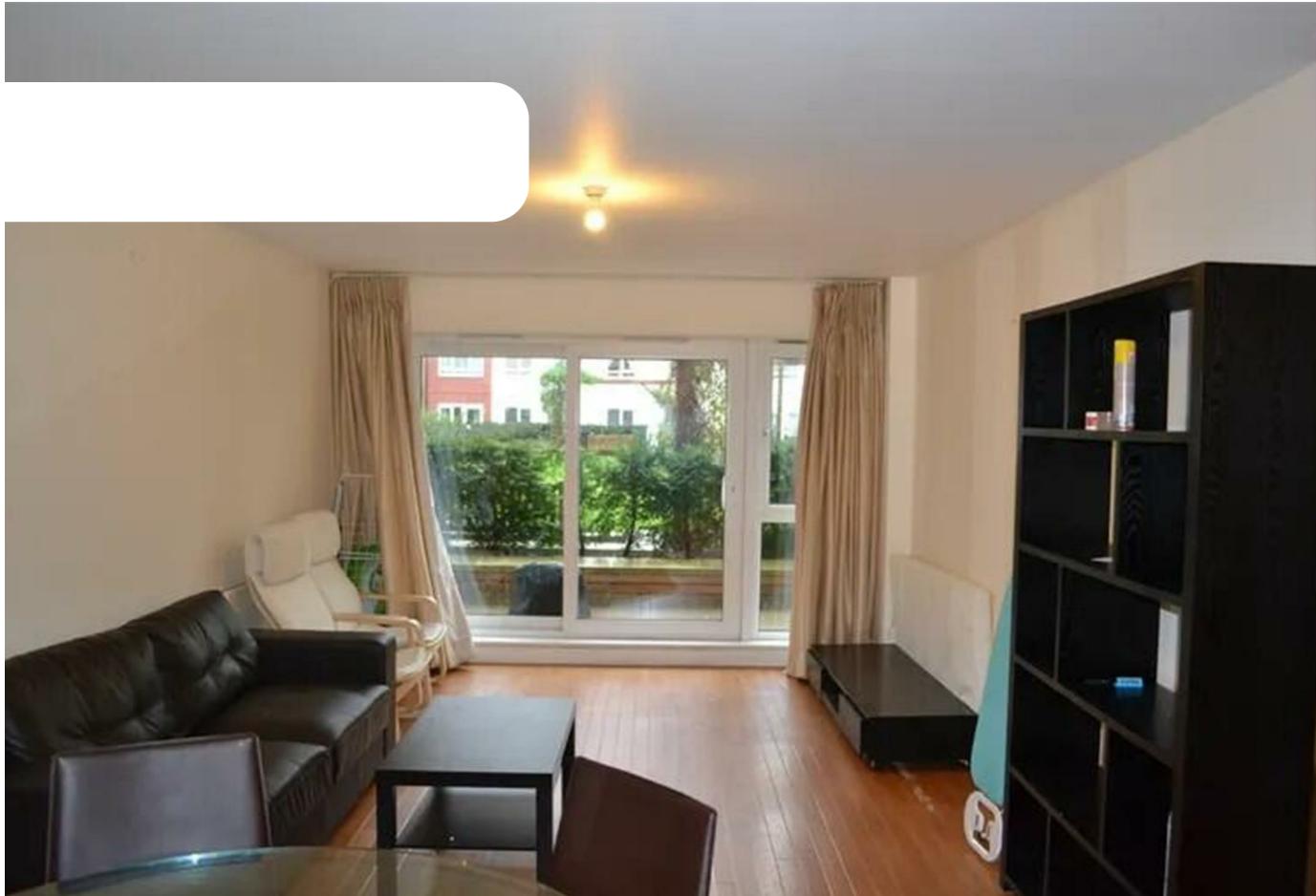


Flat - Purpose Built (EPC Rating: B)



# FLAT 21, ARCTIC HOUSE 3 HERITAGE AVENUE, LONDON, NW9 5FL

Per month

**£2,100**

## FEATURES

- 2 spacious bedrooms
- New build from 2007
- Located on Heritage Avenue
- Easy access to transport
- Modern purpose-built flat
- 700 sq ft living space
- Close to London amenities
- Ideal for young families



**WINGATE**   
Estate Agents

# 2 Bedroom Flat - Purpose Built located in London

Nestled in the vibrant area of Heritage Avenue, London, this delightful two-bedroom flat offers a perfect blend of modern living and convenience. Built in 2007, this purpose-built property spans an impressive 700 square feet, providing ample space for both relaxation and entertaining.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by contemporary design elements that reflect the latest in modern architecture. The open-plan layout seamlessly connects the living and dining areas, creating an inviting space for family gatherings or quiet evenings at home. The well-appointed kitchen is equipped with modern appliances, making it a joy to prepare meals.

The two spacious bedrooms are designed to provide comfort and tranquility, ideal for restful nights. Natural light floods through the windows, creating a warm and welcoming environment. The flat also benefits from well-maintained communal areas, ensuring a pleasant living experience.

Located in a sought-after area, this property is conveniently situated near local amenities, including shops, restaurants, and excellent transport links, making it easy to explore all that London has to offer. Whether you are a first-time buyer or looking to invest, this flat presents a fantastic opportunity to own a piece of modern living in one of the capital's most desirable locations. Don't miss the chance to make this lovely flat your new home.

Call us on

**02045 310143**

[info@wingateestates.co.uk](mailto:info@wingateestates.co.uk)

<https://www.wingateestates.co.uk/>

**Council Tax Band**

**B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.