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## Heritage Avenue, London, NW9 5AA

£375,000 - Leasehold

A 2 bedroom, 2 bathroom (1 en-suite) second floor apartment located within the ever popular Beaufort Park development. The property features an open-plan living room and kitchen with direct access to a private balcony and further benefits include secure, undercroft parking, a passenger lift, a concierge and access to a resident's swimming pool, spa and gym.

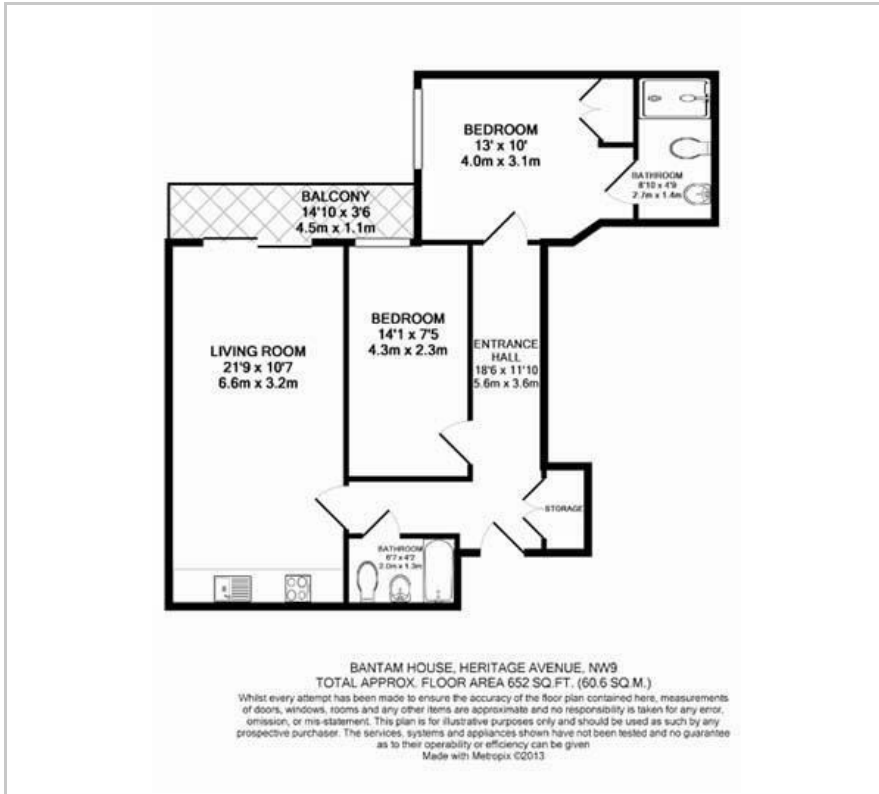
The avenue offers fantastic choices of local shops and amenities including pubs, restaurants and courtyards and Colindale Tube station is situated only 0.5 miles away.

Lease: Approx. 981 years  
Service Charge Approx. £3600 per annum  
Ground Rent £275 per annum

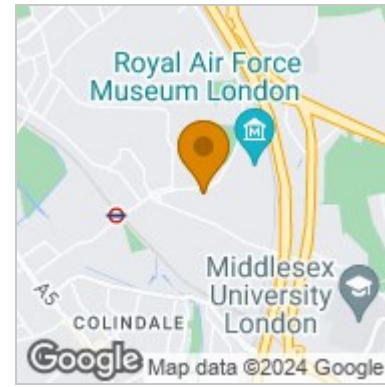
- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite)
- Secure parking
- Chain free
- Balcony
- Close to Tube
- Barnet council tax band D



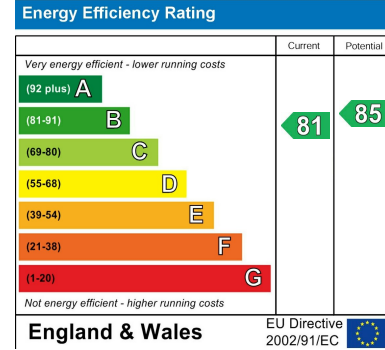
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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