



**Winkworth**

for every step...

**Heritage Avenue, London, NW9**

**£270,000 Leasehold**

Positioned on the fourth floor of this sought-after development, this elegant one-bedroom Manhattan-style apartment offers over 430 sq. ft. of beautifully designed living space, combining modern comfort with refined contemporary finishes. The open-plan kitchen and living area creates an inviting central hub, featuring a custom-designed fitted kitchen with integrated appliances and direct access to a private east-facing balcony. From here, the outlook over the landscaped communal gardens provides a calm and uplifting



#### KEY FEATURES

- Private East-Facing Balcony with Garden Views
- Access to Premium On-Site Facilities
- Secure Underground Allocated Parking
- Exceptional Transport Connectivity
- Located in the Heart of Beaufort Park
- Long lease



**Hendon**

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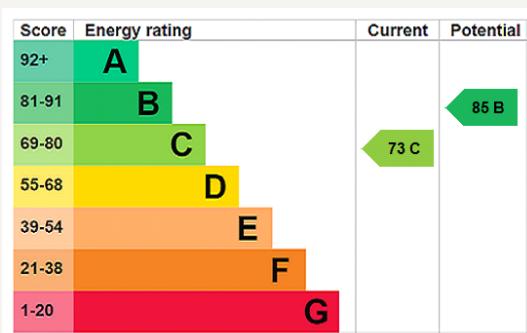
backdrop, allowing natural light to flood the space throughout the morning. The property also includes a well-proportioned double bedroom and a stylish, modern bathroom, all presented in excellent condition. Further advantages include underground gated and secure allocated parking, 24-hour estate management and exclusive access to a residents' gym, swimming pool and spa facilities, offering a level of convenience and lifestyle rarely found in the area. The location is one of Colindale's strongest assets. Heritage Avenue sits within the heart of the Beaufort Park development, renowned for its vibrant community atmosphere and its extensive selection of on-site amenities. Within moments of the property, residents have access to cafés, bakeries, restaurants, a local brasserie, convenience stores, hair and beauty salons, fitness studios, dry cleaners and a large Sainsbury's Local. Additional retail options and dining facilities can be found in nearby Colindale, while Hendon, Mill Hill and Brent Cross provide further shopping, leisure and cultural destinations.





## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 978 year and 11 months  
**Service Charge:** £2600  
**Ground Rent:** £225  
**Council Tax Band:** Band C  
**EPC rating:** 73C



For more information, scan the QR code or visit the link below

QR  
CODE  
COMING  
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<https://www.winkworth.co.uk/sale/property/HEN250205>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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