



22, Croft House Heritage Avenue, London, NW9 5XY

Situated in the popular Beaufort Park development in Colindale, this well-presented two-bedroom apartment offers modern living in a convenient North London location.

Comprising two large bedrooms, a modern bathroom, and bright living area with access to a balcony, providing an ideal space to relax and unwind. The apartment offers a practical layout, making it an excellent choice for first-time buyers, professionals, students, or investors seeking a property in a well-connected residential area.

Residents benefit from the convenience of nearby local shops, cafés, restaurants and everyday amenities, while Colindale Underground Station provides Northern line connections into Central London.

Key Features:

Two-bedroom apartment
One bathroom

Asking price £400,000

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

CONTACT
 298 Grays Inn Road
 London
 WC1X8DX
 Email: lettings@carterreeves.co.uk
 Phone: 0207 278 9444
www.carterreeves.co.uk

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 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.