



## Amiot House, 9 Heritage Avenue, NW9 5FQ

Asking Price: £240,000 Leasehold

### 1 Bedroom | Open Plan Living Room / Kitchen | Balcony | Private Parking

A fantastic one-bedroom apartment on the second floor of this sought after modern development five minutes from Colindale tube station (Northern Line) - approx. 35 mins from Kings Cross. The property features a double bedroom, a spacious and light reception room with open plan kitchen/dining area leading to a private balcony. There is also a secure, well maintained communal garden for residents to enjoy, and use of a residents-only, onsite swimming pool and gym, and a 24-hour concierge. The property also offers secure parking and is being sold chain free. **NB The flat is subject to Barnet Council's Discounted Sale Scheme, meaning any purchasers must live or work in Barnet, and can purchase, and then sell, at 80% of the open market value (as price advertised).**

**This is not a shared ownership scheme.**

- Leasehold - 978 years
- Double Bedroom
- Living Room/Kitchen
- Bathroom
- Lift/Concierge/swimming Pool/Gym
- Balcony
- Communal Gardens
- Private Parking
- EPC - C
- Council Tax - Band C
- Service Charge £2760 pa
- Ground Rent £225 pa



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Amiot House NW9**  
**Gross Internal Area:**  
 42 Sq. metres  
 448 Sq. feet



**Second Floor**

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