



Amiot House, Heritage Avenue, NW9 5FQ

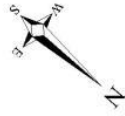
Asking Price: £240,000 Leasehold

Double Bedroom | Open Plan Living Room / Kitchen | Balcony | Private Parking

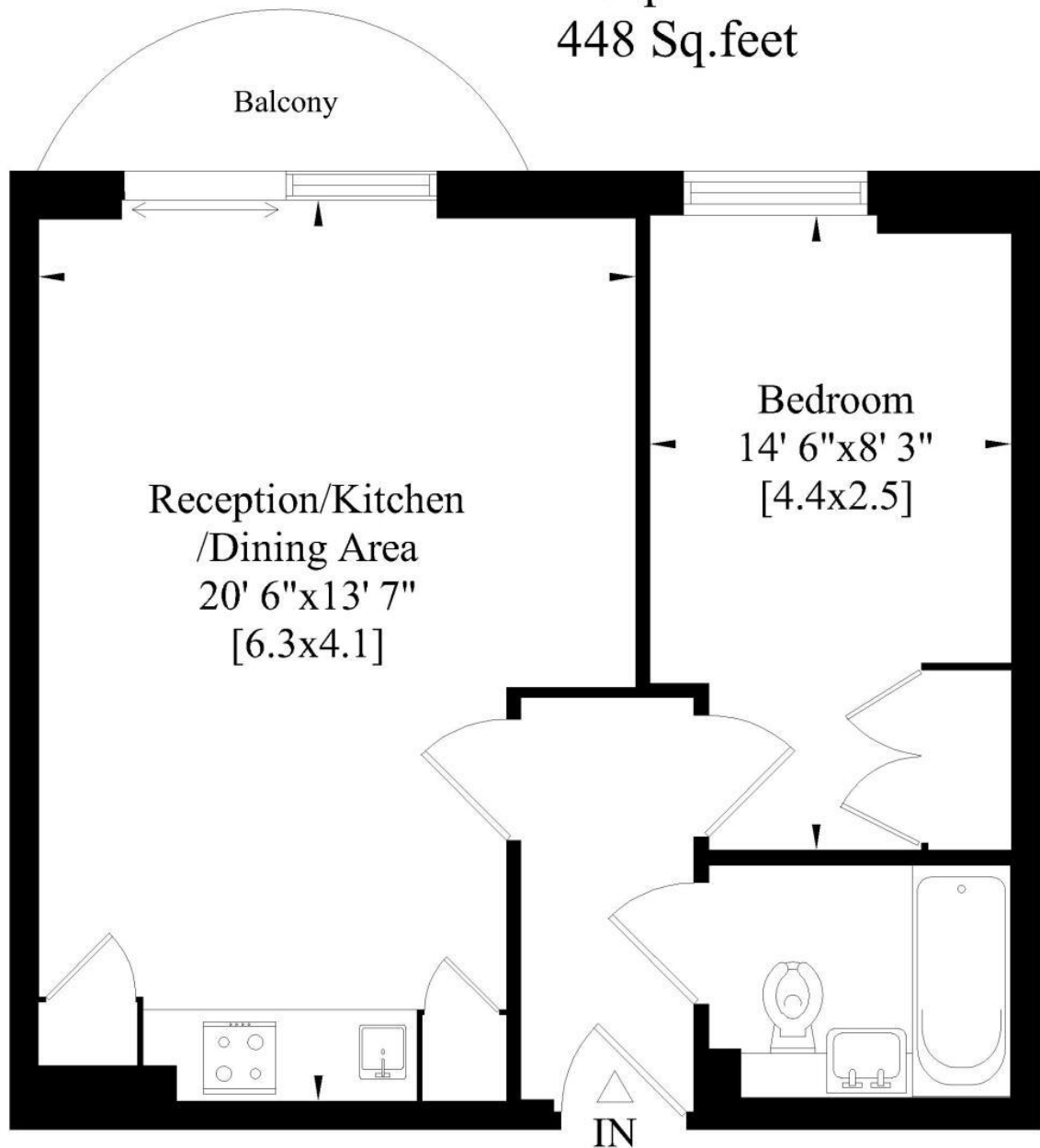
A fantastic one-bedroom apartment on the second floor of this sought after modern development five minutes from Colindale tube station (Northern Line) - approx. 35 mins from Kings Cross. The property features a double bedroom, a spacious and light reception room with open plan kitchen/dining area leading to a private balcony. There is also a secure, well maintained communal garden for residents to enjoy, and use of a residents-only, on-site swimming pool and gym, and a 24-hour concierge. The property also offers secure parking and is being sold chain free. **NB The flat qualifies for Barnet Council's Discounted Sale Scheme, meaning the purchaser must live or work in Barnet, and may purchase, and then sell, at 80% of the open market value. (The flat is advertised at the discounted price). This is not a shared ownership scheme.**

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|-------------------------|------------------------------------|--------------------------|
| • Leasehold - 978 years | • Balcony | • EPC – C |
| • Double Bedroom | • Communal Gardens | • Council Tax – Band C |
| • Living Room/Kitchen | • Private Parking | • Service Charge £2886pa |
| • Bathroom | • Lift/Concierge/Swimming Pool/Gym | • Ground Rent £225 pa |





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



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.©

Third Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

