hotblack desiato



Amiot House, Heritage Avenue, NW9 5FQ

Asking Price: £220,000 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, 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 part of 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 20% discounted price). This is not a shared ownership scheme.**

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





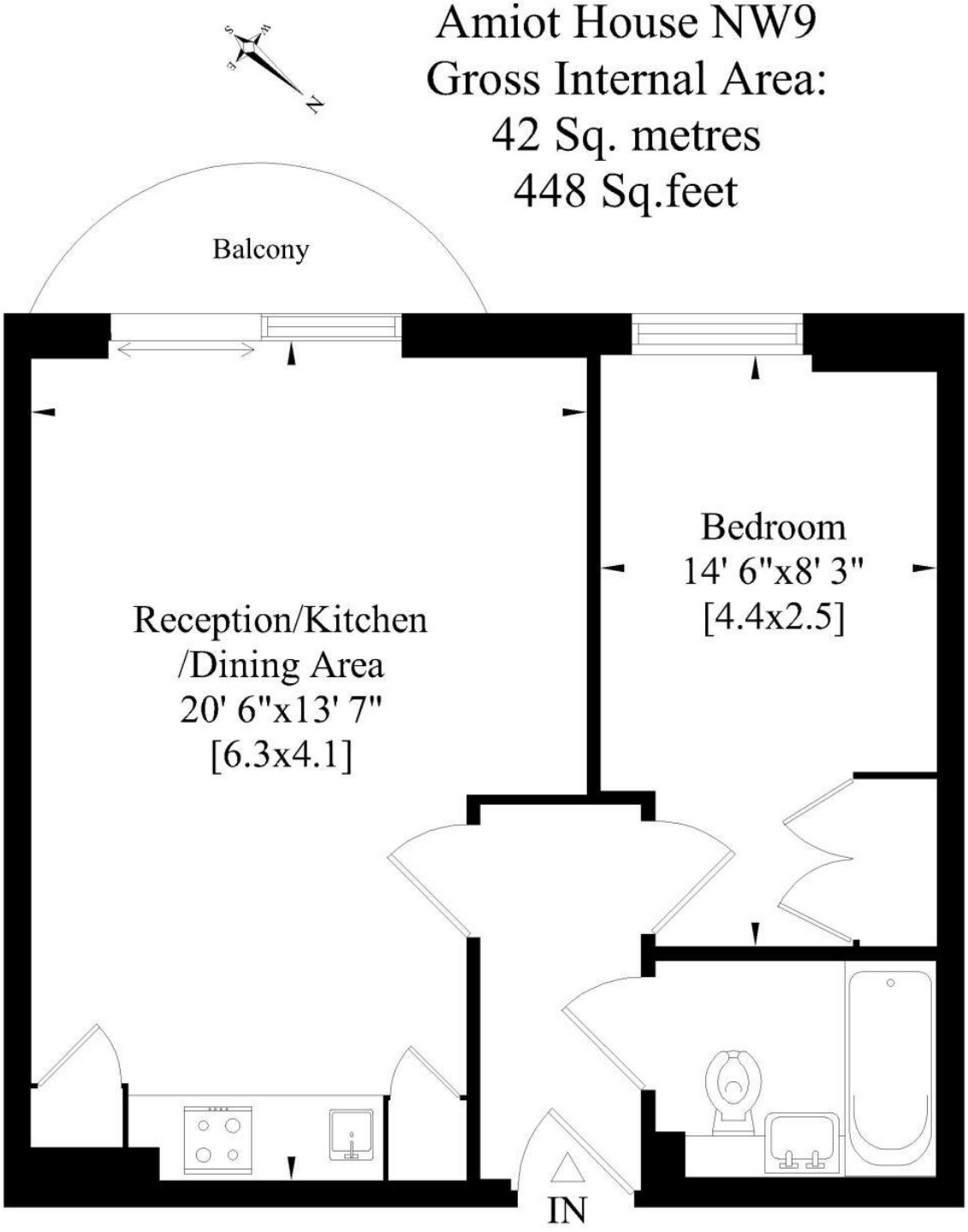








Amiot House NW9
Gross Internal Area:
42 Sq. metres
448 Sq.feet



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

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

NB. Under Section 21 of The Estate Agents Act 1979 we give notice that a personal interest exisits in the sale of this property. The Seller is a relative of one of the Directors of Hotblack Desiato.

