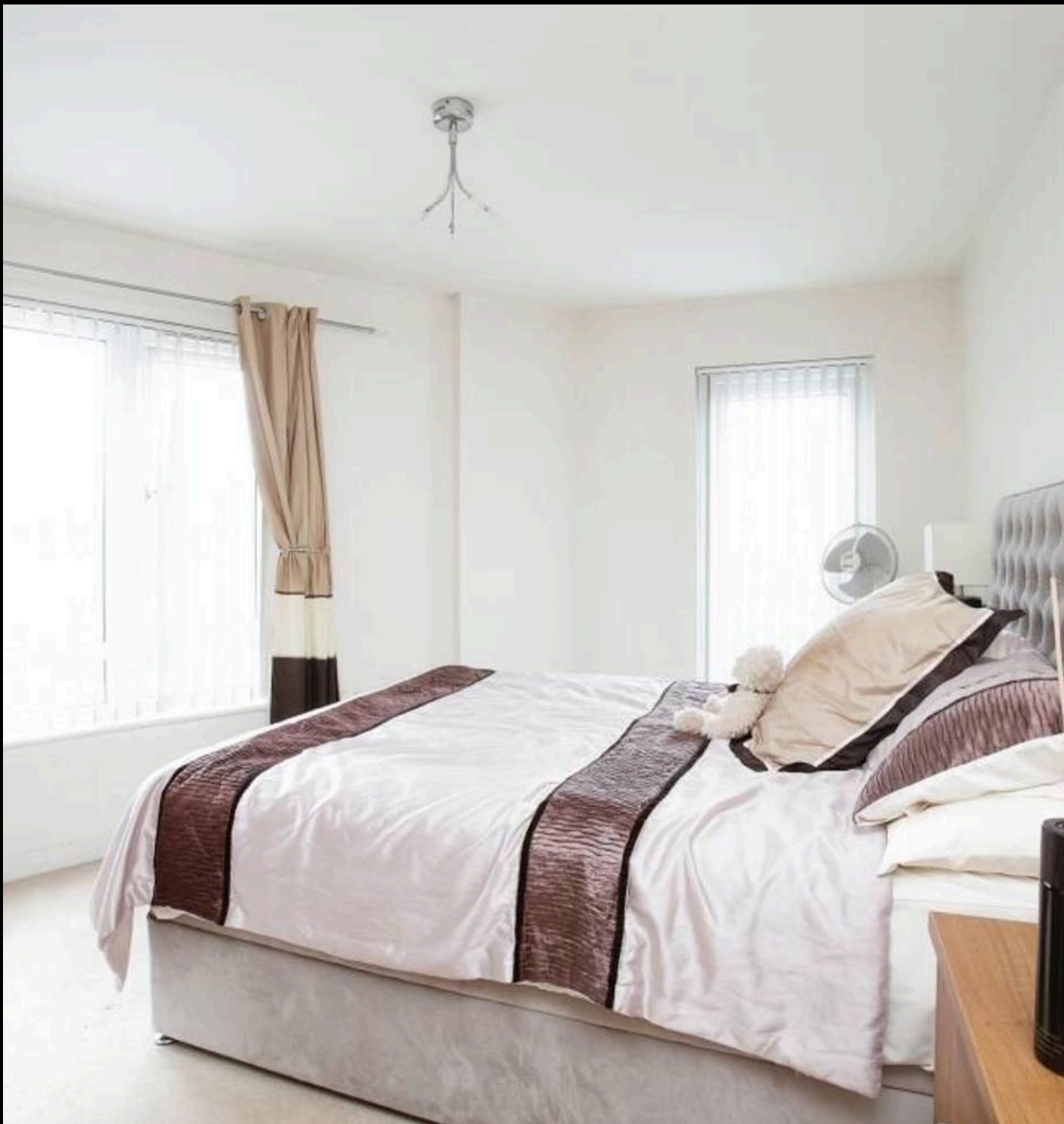




Flat 56, Arctic House, 3 Heritage Avenue
£475,000

JOSEPH SCOTT



Flat 56

Arctic House, London

Energy-Efficient Luxury Living: 2 Bedroom Apartment with Exclusive Amenities, Parking and High-Speed Connectivity. Immerse yourself in the pinnacle of modern living with this exquisite, energy-efficient 2-bedroom apartment, nestled on the 5th floor of the prestigious Beaufort Park development. Boasting a private balcony, an extended lease, and secure parking space, this property presents a golden opportunity for discerning buyers seeking sustainability without compromising on luxury.

We understand the lease on the property is 999 years from 25 December 2005 - 982 years remaining. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

Service Charges

We understand the service charge on the property is £2,200 per six months, with ground rent of £162.50 per six months. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

Property Ownership Information

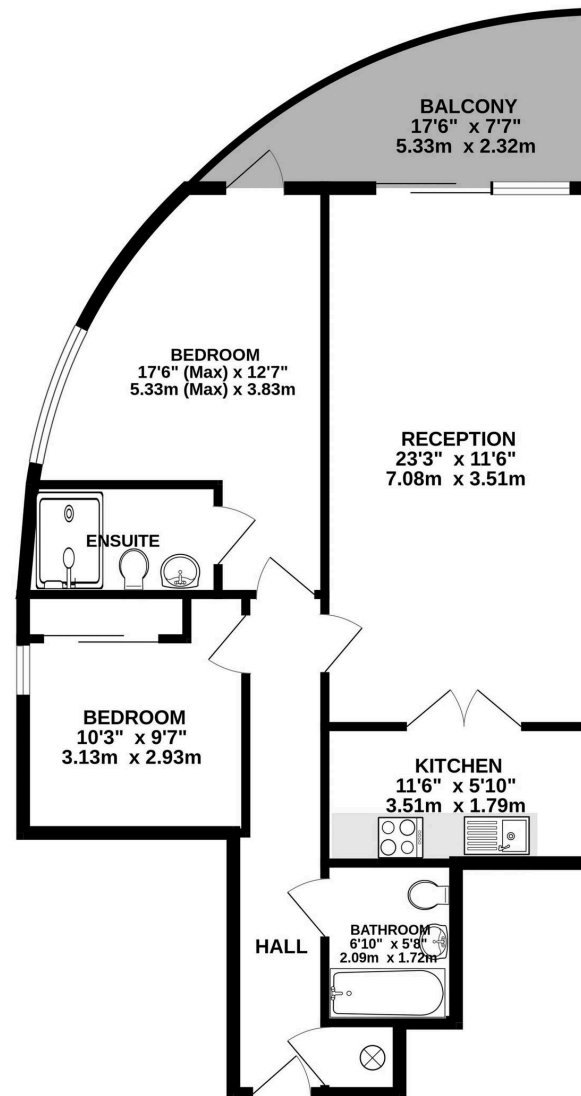
Council Tax Band: D

No review period

EPC Energy Efficiency Rating: B



5TH FLOOR
797 sq.ft. (74.0 sq.m.) approx.



ARCTIC HOUSE, HERITAGE AVENUE, LONDON, NW9 5FL

TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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