



**Flat 19, Croft House, 21 Heritage Avenue**

Offers Over **£350,000**

**JOSEPH SCOTT**



## Flat 19

### Croft House, London

A well-presented two-bedroom, two-bathroom flat situated within the popular Beaufort Park development, offering modern and spacious accommodation throughout, only 0.4 miles to Colindale Station (Northern Line).

The property features a wide and welcoming entrance hall with excellent storage and wood flooring, leading into a bright open-plan living, dining and kitchen area. The kitchen is fitted with contemporary units, integrated appliances, generous worktop space and a breakfast bar, while the reception area provides ample room for seating and dining, with direct access to a private terrace.

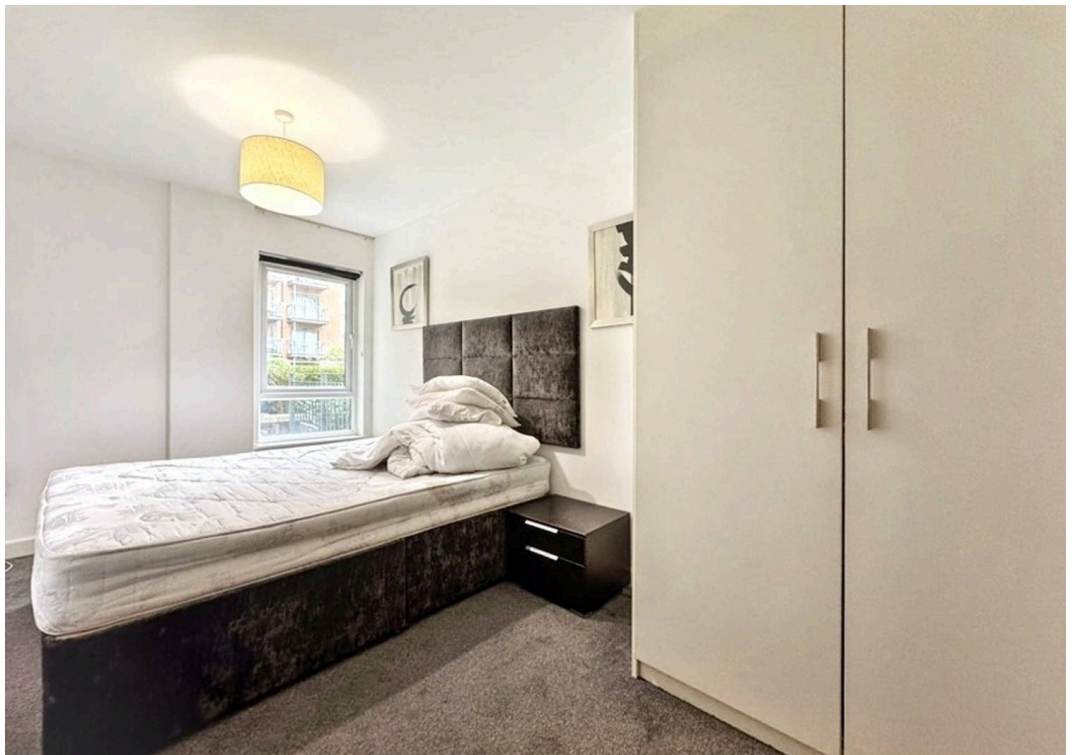
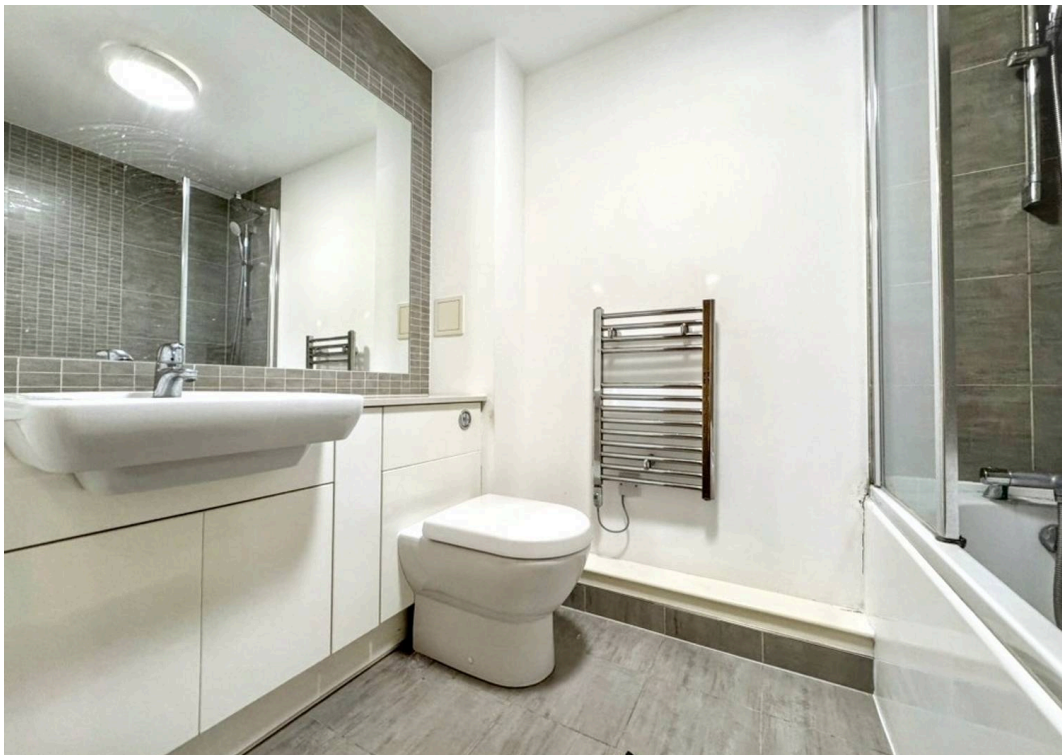
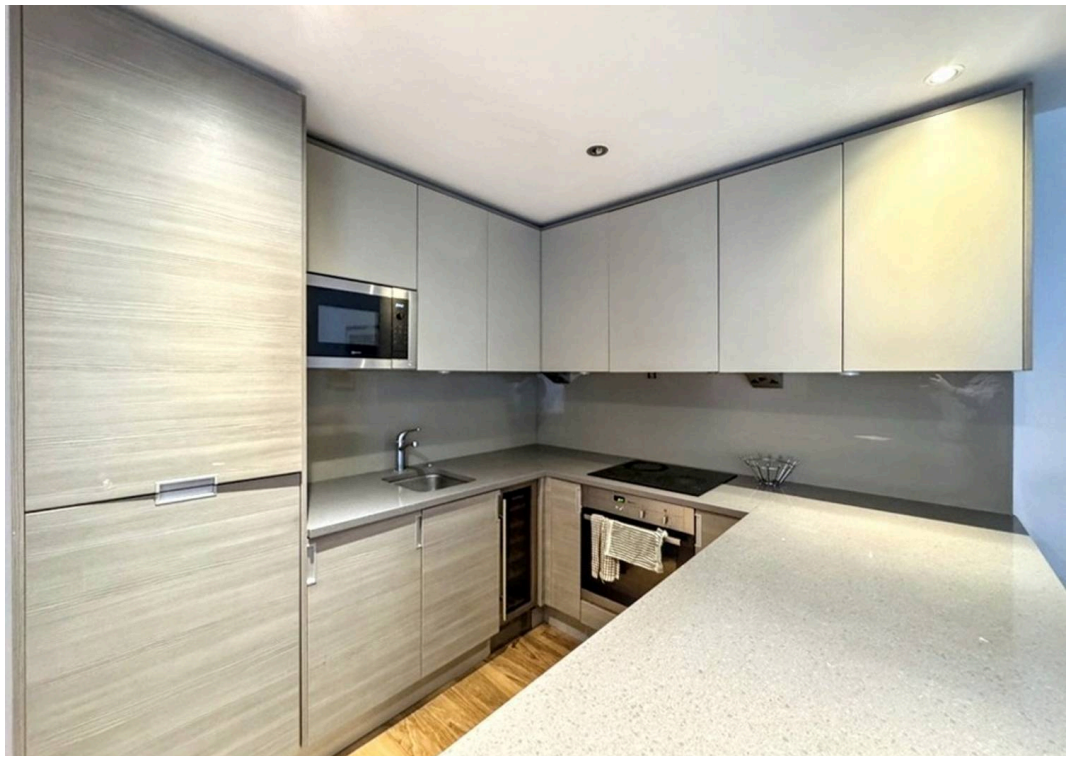
Both bedrooms include fitted wardrobes, with the primary bedroom further benefiting from a modern en-suite shower room, whilst the second bedroom is a generous double. The family bathroom is fully tiled and well appointed with a bath, overhead shower and chrome heated towel rail. The flat also benefits from double glazing throughout.

Situated within a sought-after modern development, residents enjoy landscaped communal areas, nearby cafés, shops and excellent local amenities. The property offers a practical layout ideal for professionals, couples or first-time buyers. Ideally only 1.2 miles to Burnt Oak Station (Northern Line).

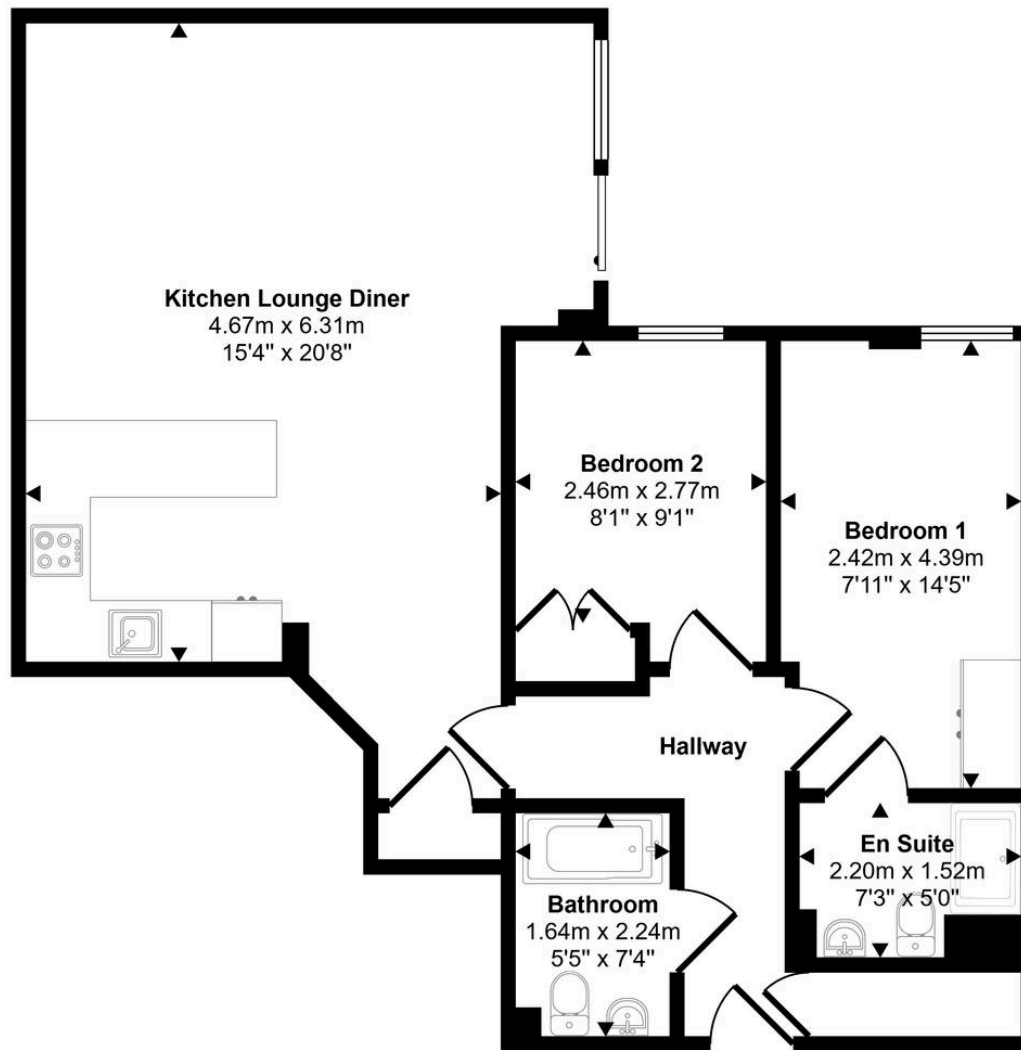
Leasehold: TBC

Service charge: Circa £2,017.40 every half year

Ground Rent: Circa £162.00 every half year



Approx Gross Internal Area  
70 sq m / 757 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.