



Commander Avenue, Beaufort Park, Colindale, NW9

Asking Price: £365,000

 Benham
& Reeves

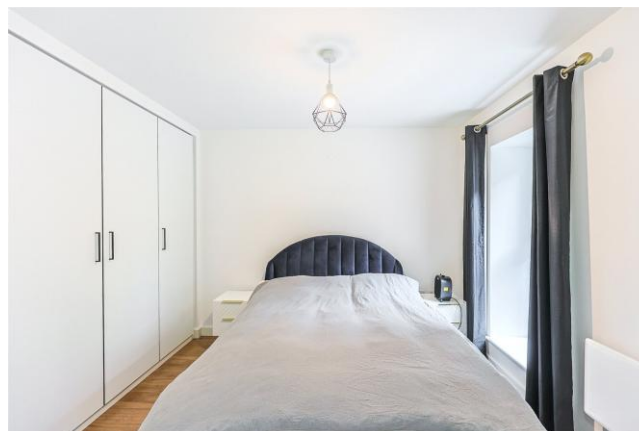
Commander Avenue, Beaufort Park, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning a comfortable 413 square feet (approx.) is this modern manhattan apartment. Set on the first floor, this apartment boasts from a custom designed kitchen with slimline laminate worktop, feature tile splashback and integrated appliances. The open planned living room is flooded with natural light from it southernly aspect and access to a private balcony. The spacious bedroom area boasts from a fitted wardrobe and frosted glass sliding doors. The stylishly fitted three piece bathroom suite consists of fully tiled walls and floor. Further benefits consist of no onward chain, long lease and a secure gated car parking space.

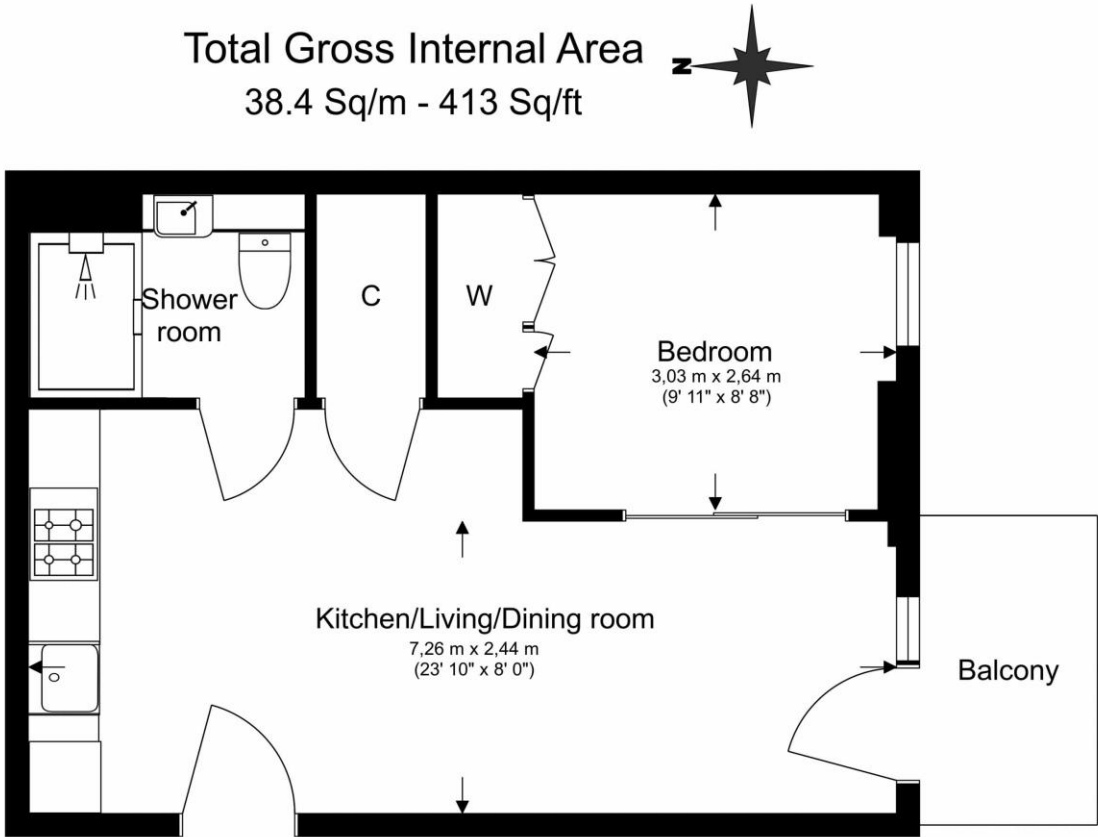
North West London's most exciting new destination, created by St George. Beaufort Park gives the perfect balance between village character and city living. Beaufort Park itself is a beautiful place to be, with a wealth of carefully landscaped open spaces. As a resident you will also enjoy access to a number of exclusive facilities, including Beaufort Square and its elegant bandstand — a great place to stroll or socialise. The resident-only gym and pool at The Spa is a welcoming place to either work out or unwind. It is fantastically located. The nearest London Underground station is a short walk away and provides swift and convenient journeys to Central London. As part of the new 24-hr weekend service, it has never been easier to enjoy all the excitement of the capital.





Property Features:

- Secure Gated Car Parking Space
- Chain Free
- Stylish Manhattan Apartment
- First Floor
- 413 Square Feet (Approx.)
- Private South Facing Balcony
- Residents Only Gym, Swimming Pool & Spa
- Colindale Tube Station (Northern Line)



Benham & Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 24/12/3004
Approximately 979 Years Remaining

Ground Rent: £275.00 (per annum)
For the year of 2025
Next Review: 2043
Next Increase: By RPI for the relevant year

Service Charge: £2,580.42 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,700.00 pcm
Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: CHD250018

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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