



# Commander Avenue, Beaufort Park, Colindale, NW9

Asking Price: £400,000

 Benham  
& Reeves



# Commander Avenue, Beaufort Park, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250157

Set within the sought-after Beaufort Park development, this bright and beautifully presented second-floor, two-bedroom apartment offers approximately 673 square feet of well-planned living space, quietly overlooking the peaceful inner courtyard.

The spacious open-plan reception features floor-to-ceiling windows that flood the living and dining area with natural light, seamlessly connecting to a modern, fully fitted kitchen with integrated appliances. The generously sized bedroom includes built-in wardrobes and serene courtyard views, while the sleek family bathroom is finished to a high standard.

This property also benefits from private, secure parking (right to park), lift access, and secure entry. Residents have full use of on-site facilities, including a spa, gym, swimming pool, and beautifully landscaped communal gardens.

Located just a short walk from Colindale Underground Station (Northern Line), the apartment offers excellent transport links into Central London, while enjoying the convenience of local shops, restaurants, and cafés within the Beaufort Park development itself.

Perfect for first-time buyers, investors, or those seeking a peaceful yet well-connected home in a vibrant community.





## Property Features:

- Two Bedroom
- Second Floor
- Private South-Facing Balcony
- One Bathroom
- Circa. 673 Square Feet
- 24-Hour Estate Management
- Residents Gym, Swimming Pool & Spa Facilities
- Colindale Tube Station (Northern Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

**Asking Price:** £400,000

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

**Ground Rent:** £275.00 (per annum)  
For the year of 2025  
Next Review: December 2025  
Next Increase: 100%

**Service Charge:** £4,407.70 approx. (per annum)  
For the year of 2025

**Anticipated Rent:** £1,950.00 pcm  
Approx. 5.9% Yield

## Viewings:

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

Our reference: BEA250157

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