



# Aviation Drive, Beaufort Park, Colindale, NW9

Asking Price: £367,500

Benham  
& Reeves

# Aviation Drive, Beaufort Park, Colindale, NW9

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

**\*\*No Ground Rent\*\*** A well presented two bedroom apartment situated on the fifth floor of this purpose built block within the highly sought after Beaufort Park Development. The property boasts two double bedrooms and a 21ft reception/kitchen with lovely views over the Royal Air Force Museum. Further benefits include double glazing throughout, access to communal gardens and permit parking directly outside the building. The flat is located just 0.6 miles from Colindale.

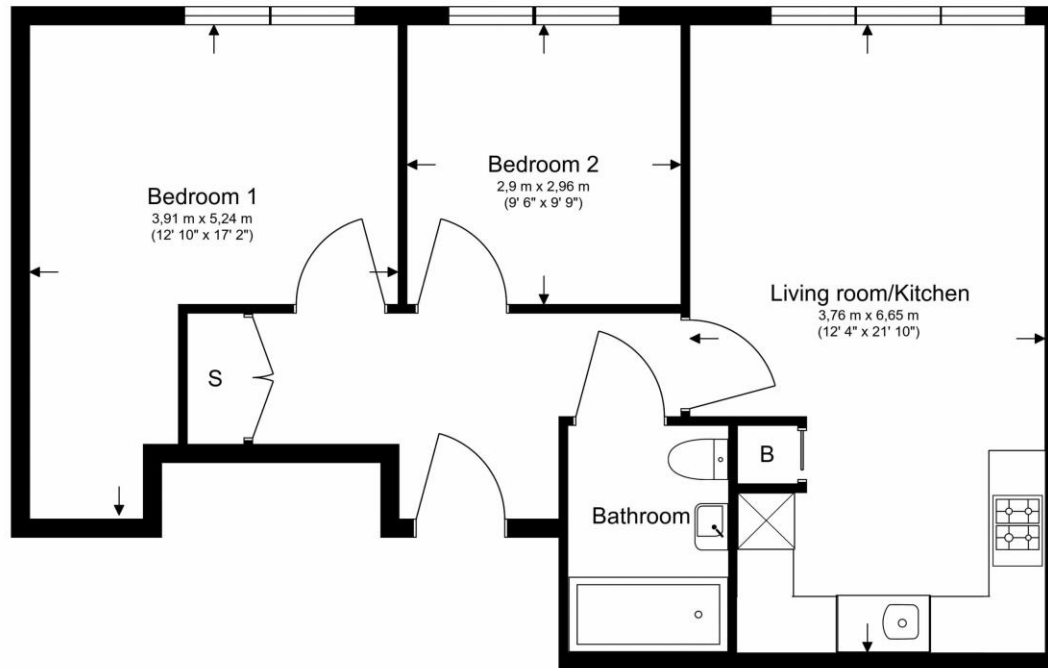




## Property Features:

- No Ground Rent
- Two Bedroom Apartment
- One Bathroom
- 661 Square Feet (Approx)
- Fifth Floor
- Communal Gardens
- Colindale Tube Station (Northern Line)
- 175 Year Lease Remaining

## 5th Floor Total Gross Internal Area 61.4 Sq/m - 661 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

## Terms & Conditions:

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

Asking Price:	£367,500
Tenure:	Leasehold Expires 24/03/2202 Approximately 175 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,480.00 (per annum) For the year of 2026
Anticipated Rent:	£1,700.00 pcm Approx. 5.6% Yield

## Viewings:

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

Our reference: BEA260005

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