

Aviation Drive, Beaufort Park, Colindale, NW9

Asking Price: £350,000

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.







Aviation Drive, Beaufort Park, Colindale, NW9







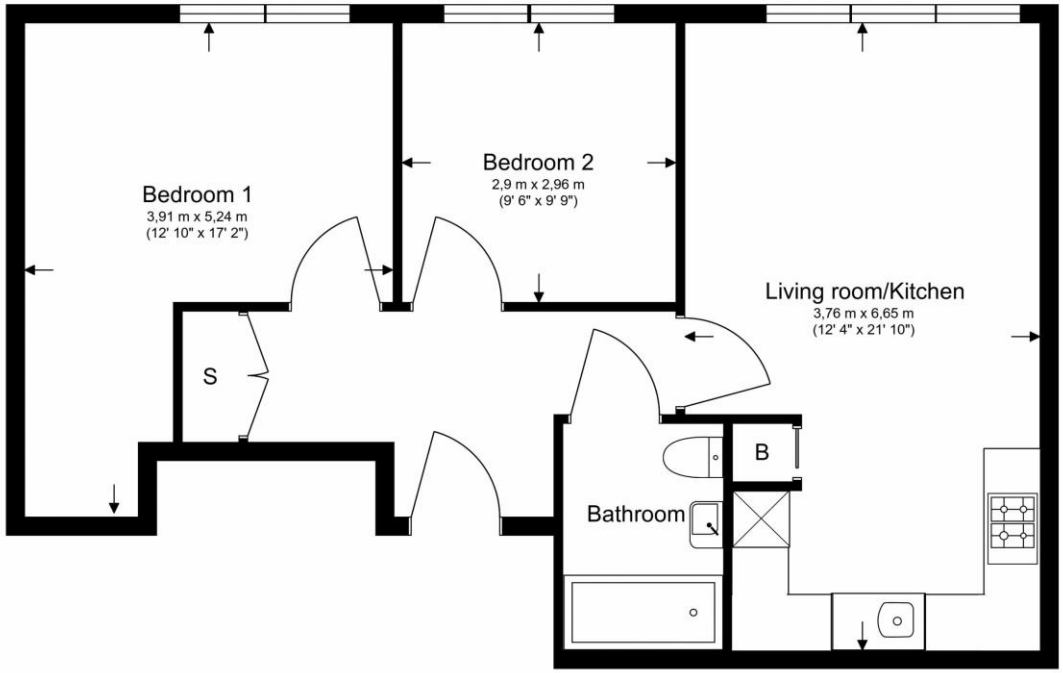



Property Features:

- 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

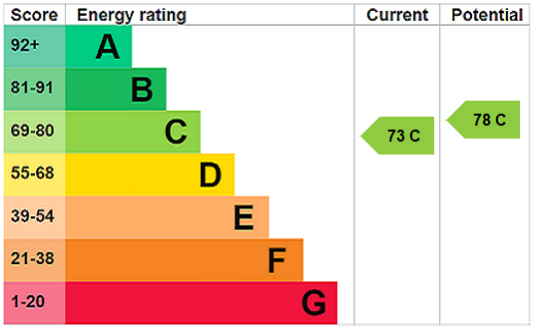
Aviation Drive, Beaufort Park, Colindale, NW9

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



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.



Aviation Drive, Beaufort Park, Colindale, NW9

Terms & Conditions:

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

Asking Price:	£350,000
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. 5.8% Yield

Viewings:

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

Our reference: BEA260005

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR