



# MILE



## Commander Avenue, London £400,000 Leasehold

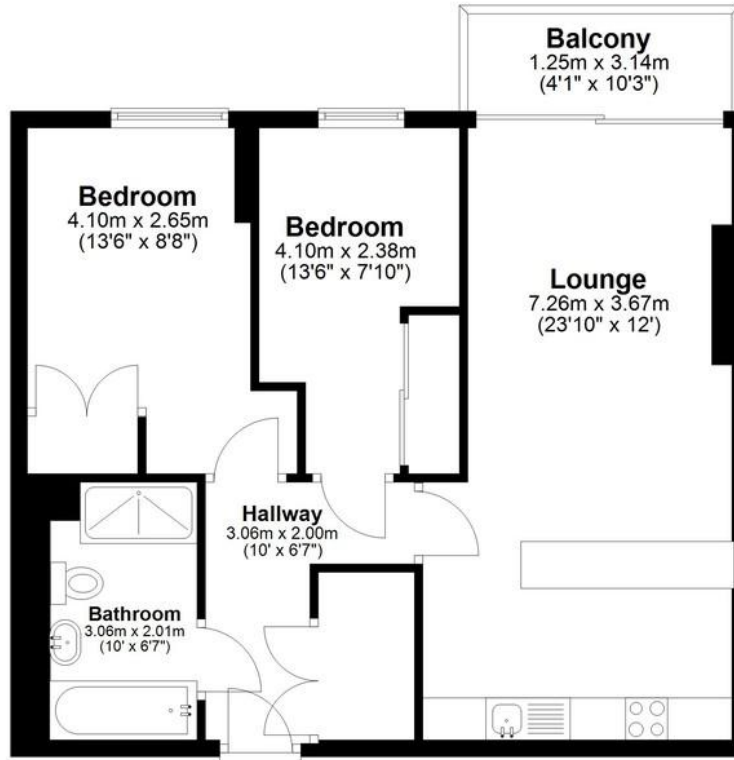
Mile are delighted to offer this well-presented two bedroom apartment situated within the popular Beaufort Park development in Colindale. The property offers a spacious open-plan living area with a modern fitted kitchen, two good sized bedrooms and a contemporary family bathroom. Further benefits include a private balcony, ample storage, lift access and access to residents' gym and swimming pool facilities.

Residents of Beaufort Park enjoy a range of on-site amenities including cafés, shops, restaurants and beautifully maintained communal grounds. Colindale Underground Station (Northern Line) is within easy reach, providing convenient links into Central London.

- Modern Open-Plan Living Area
- Contemporary Fitted Kitchen
- Private Balcony
- Residents' Gym & Swimming Pool
- Lift Access & Secure Entry System
- Landscaped Communal Gardens
- Walking Distance to Colindale Station
- High Specification
- Epc Rating B
- **MUST BE SEEN TO AVOID DISAPPOINTMENT!!**

## Second Floor

Approx. 60.8 sq. metres (654.1 sq. feet)  
(excluding Balcony)



Total area: approx. 60.8 sq. metres (654.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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## Emerald House

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.