



**Capitol Way, Colindale, NW9**

Offers in excess of: £300,000

 Benham  
& Reeves

# Capitol Way, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250050

Positioned on the third floor of Dara House is this stylish 484 square foot (circa.) one bedroom apartment. The apartment consists of a contemporary high gloss custom designed kitchen by Symphony with LED under-cabinet feature lighting and integrated AEG appliances, a bright and airy living room with west facing windows and access to the private balcony overlooking the landscaped gardens. The property also has high-quality engineered oak timber floor to living room, kitchen and hallway. The bedroom is fitted with quality wool carpet and a built in wardrobe. The family bathroom has Ideal Standard chinaware and high-quality tiles by Royal Mosa. Further benefits include underfloor heating throughout, a spacious secure allocated parking space , fob required for access to floor and can be offered chain free.

The Northern Quarter, better known as TNQ, has been constructed to the highest of quality to create the best possible living environment for its residents. Residents will also have exclusive access to an onsite estate management team as well as concierge services for parcel safekeeping. The property is conveniently located within a short walking distance of Colindale station, as well as regular bus routes providing excellent links to the surrounding area. There are a variety of local shops and amenities within a short distance, including an onsite Anytime Fitness Gym (offering discounted TNQ residents rates), M&S Food, Morrisons, Aldi, Starbucks and Nandos, as well as pleasant open spaces including Colindale Park and Silkstream Park.

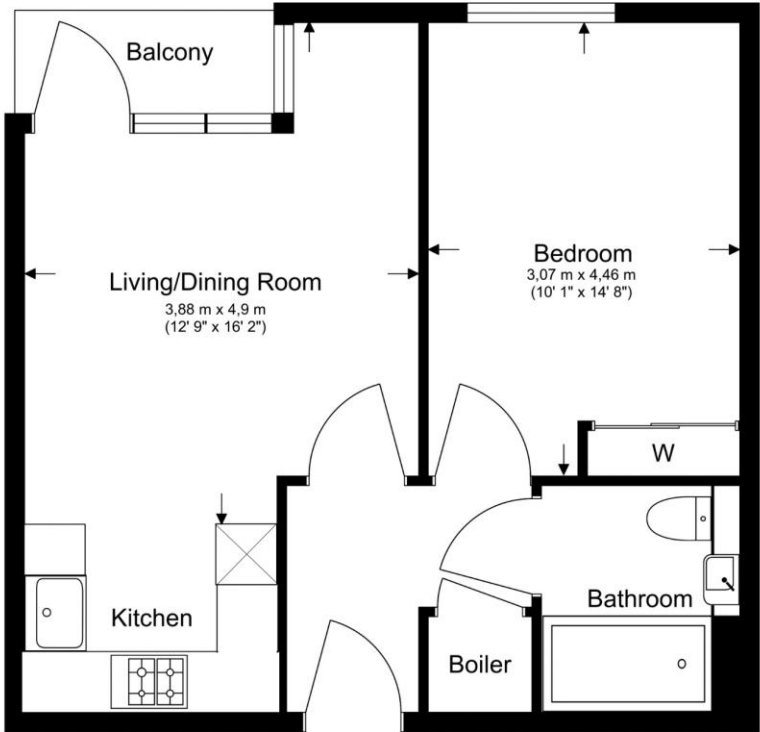




## Property Features:

- Chain Free
- Spacious Secure Parking Space
- 484 Square Feet (Approx.)
- Third Floor
- West Facing Balcony Over Landscaped Gardens
- Concierge Desk
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)

Total Gross Internal Area  
45.0 Sq/m - 484 Sq/ft



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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	83	83
(69-80) C		
(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 24/04/3013  
Approximately 988 Years Remaining

Ground Rent: £250.00 (per annum)  
For the year of 2025

Service Charge: £2,616.43 approx. (per annum)  
For the year of 2025

Anticipated Rent: £1,600.00 pcm  
Approx. 5.9% Yield

## Viewings:

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

Our reference: BEA250050

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