



Capitol Way, Colindale, NW9

Price Reduced to: £420,000

Benham
& Reeves

Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA220801

This stunning apartment which offers bright and spacious accommodation is situated on the third floor within the modern block, Cara House. Spanning a generous 656 square feet (approx.) the apartment boasts from a contemporary high gloss custom designed kitchen by Symphony with LED under-cabinet feature lighting, high-quality Silestone worktop and upstand, stainless-steel oven with touch-control, ceramic hob and extractor by AEG, integrated Zanussi dishwasher and full-height fridge/freezer. Bedroom one and two both have quality 100% wool carpets with bedroom one having the added use of a built in wardrobe and ensuite. The ensuite and family bathroom consist of high quality tiled floors and upstand by Royal Mosa. Additional benefits include, secure parking, concierge service, private balcony with south west views and engineered oak timber flooring to the living areas and hallway.

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 Anytime Fitness Gym, M&S and Nandos, as well as pleasant open spaces including Colindale Park and Silkstream Park.

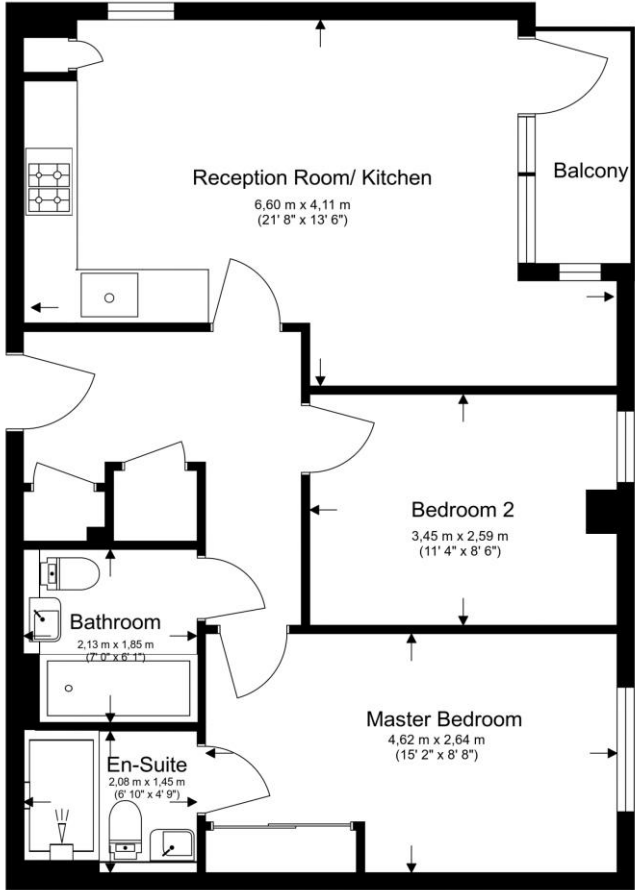




Property Features:

- Secure Parking Bay
- 2 Bedroom Stylish Apartment
- 2 Bathrooms
- Third Floor
- 656 Square Feet (Approx.)
- South West Facing Balcony
- Concierge Service
- Shopping & Leisure Facilities Nearby

Third Floor
 Total Gross Internal Area
 60.9Sq/m - 656Sq/ft



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	84	84
(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 27/04/3013
Approximately 988 Years Remaining

Ground Rent: £300.00 (per annum)
For the year of 2025

Service Charge: £3,449.64 (per annum)
For the year of 2025

Anticipated Rent: £1,900.00 pcm
Approx. 5.4% Yield

Viewings:

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

Our reference: BEA220801

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