



Capitol Way, Colindale, NW9

Offers Over: £375,000

 Benham
& Reeves

Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A pristine two bedroom apartment covering a spacious 642 square feet of living space. This stylish sixth floor home features a modern open-plan living room with a sleek kitchen, a private balcony, and carpeted bedrooms with built-in wardrobes. The family bathroom is equipped with stylish tiles and high-quality chinaware. Additional amenities include under-floor heating, a videophone door entry system, and secure parking.

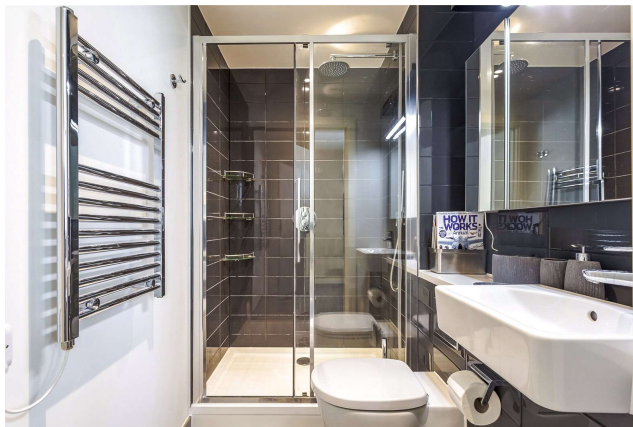
The Northern Quarter, better known as TNQ, has been constructed to the highest of quality to create the best possible living environment for its residents. Residents will also have exclusive access to an onsite estate management team as well as concierge services for parcel safekeeping. The property 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), London's largest Asian foodhall – Bang Bang Oriental, M&S Food, Morrisons, Aldi, Starbucks and Nandos, as well as pleasant open spaces including Colindale Park and Silkstream Park.

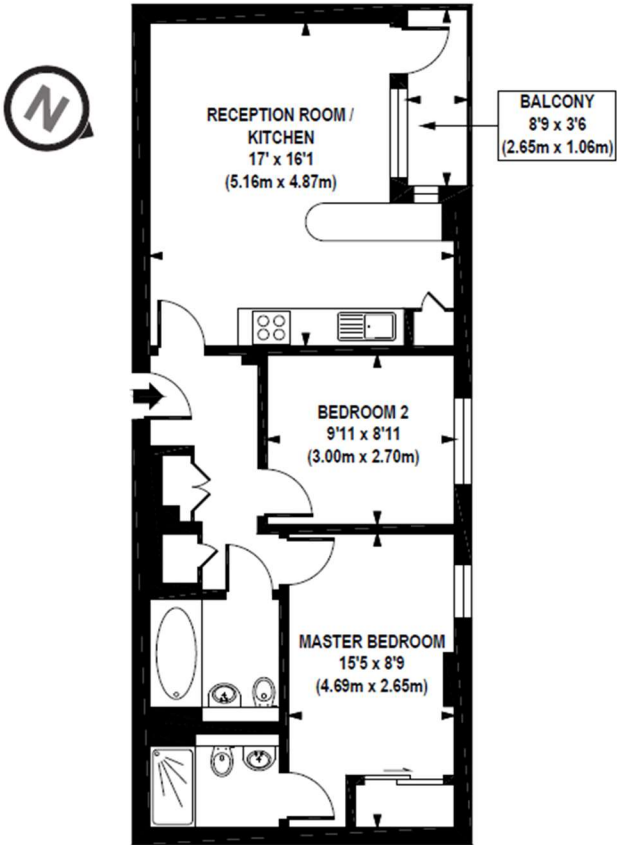




Property Features:

- Stylish Two Bedroom Apartment
- Allocated Parking Space
- Two Bathrooms
- Sixth Floor
- Circa. 642 Square Feet
- North West Aspect
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)





SIXTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 642 sq. ft / 59.61 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

| | |
|-------------------|----------------------------------------------------------------------|
| Offers Over: | £375,000 |
| Tenure: | Leasehold Expires 25/04/3013 Approximately 988 Years Remaining |
| Ground Rent: | £300.00 (per annum) For the current term of 2024. |
| Service Charge: | £3,408.88 (per annum) For the current term of 2024. |
| Anticipated Rent: | £1,800.00 pcm Approx. 5.8% Yield |

Viewings:

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

Our reference: BEA240163

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 its 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.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

