



Capitol Way, Colindale, NW9

Price Reduced to: £390,000

Benham
& Reeves

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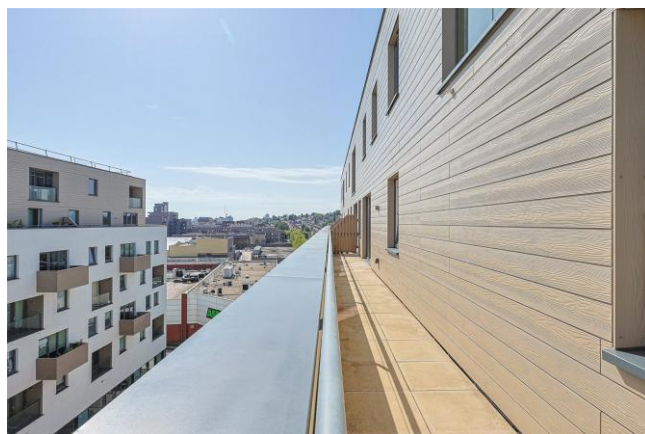
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref#: CHD240025

Sit on the fifth floor of Bree Court is this stylish 695 square foot (circa) two 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 southwest 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. The property also benefits from an allocated parking bay and no neighbouring apartment to one side.

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. There are a variety of local shops and amenities operating on the ground floor, including an onsite Anytime Fitness Gym (offering discounted TNQ residents rates), M&S Food, Aldi, Starbucks and Nandos. Also located moments away is Loon Fung Chinese supermarket that sits alongside the highly reviewed Bang Bang Oriental indoor food hall. In addition TNQ is just a short ride from both Brent's Cross Shopping Centre and Middlesex University. TNQ is ideally located, only a short walk to Colindale tube station (northern line) providing easy access to the city centre.

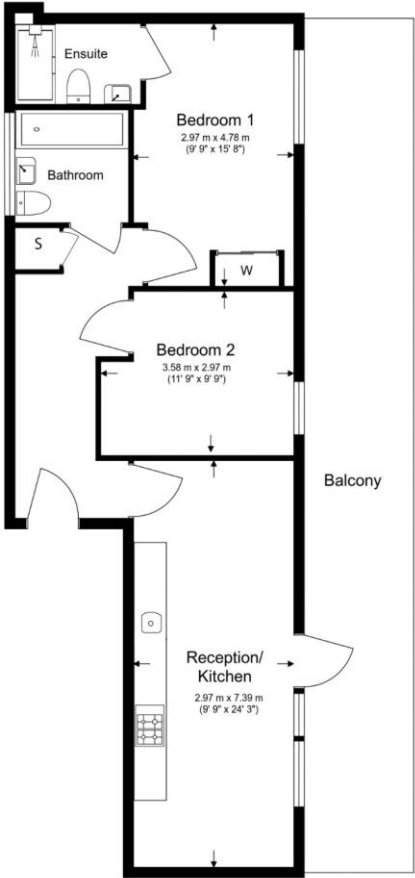




Property Features:

- Modern One Bedroom Apartment
- 695 Square Feet (Approx)
- Fifth Floor
- Allocated Parking Bay
- Private Balcony Overlooking Landscaped Gardens
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)
- Only One Neighbouring Apartment

5th Floor
 Total Gross Internal Area
 65 Sq/m - 695 Sq/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	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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to :

Tenure: Leasehold

Expires 31/03/2140

Approximately 115 Years Remaining

Ground Rent: £300.00 (per annum)

For the year of 2024

Service Charge: £3,503.88 approx. (per annum)

For the year of 2024

Anticipated Rent: £1,750.00 pcm

Approx. 5.4% Yield

Viewings:

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

Our reference: CHD240025

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