



# Cara House, 48 Capitol Way, Colindale, NW9

Asking Price: £300,000

 Benham  
& Reeves

# Cara House, 48 Capitol Way, Colindale, NW9

 1 Bedroom  1 Bathroom  Leasehold

Ref# BEA230091

This stunning apartment which offers bright and spacious accommodation is situated on the third floor within the modern block, Cara House. Spanning a generous 484 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, 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.

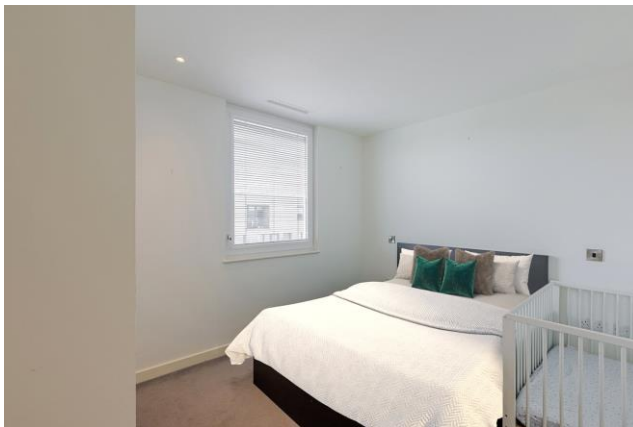




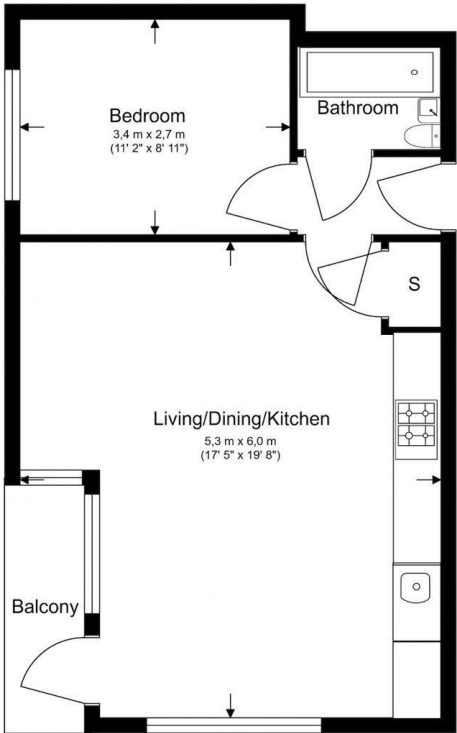


## Property Features:

- Chain Free
- Well Presented Throughout
- One Bedroom Apartment
- Private south Facing Balcony
- 484 Square Feet (Approx.)
- Sixth Floor
- Shopping & Leisure Facilities Nearby



Total Gross Internal Area  
45 sq/m - 484.3 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	81	81
(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 989 Years Remaining

Ground Rent: £250 (per annum)  
01/01/2023-31/12/2023

Service Charge: £2219.59 approx. (per annum)  
01/04/2023-31/03/2024

## Viewings:

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

Our reference: BEA230091

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W: [www.benhams.com](http://www.benhams.com)

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