



Capitol Way, Colindale, NW9

Offers in excess of: £350,000

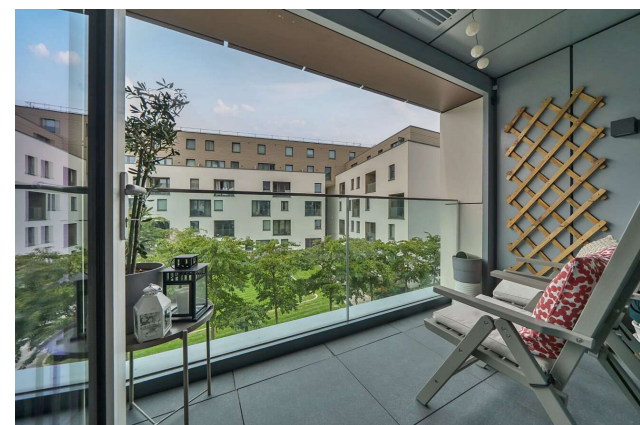
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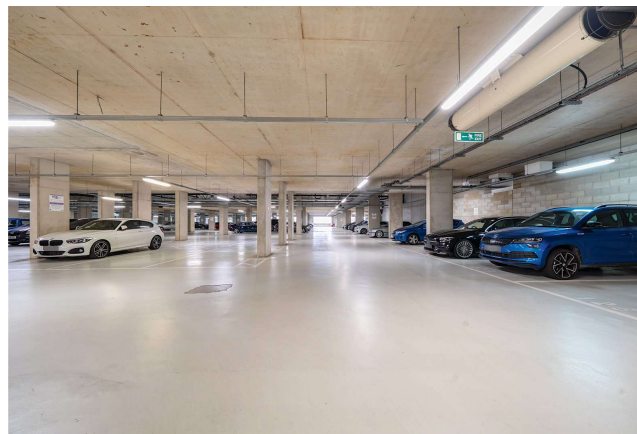
Capitol Way, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A superb one bedroom apartment spanning a generous 629 square feet (approx.) of internal living space. This stylish third floor home boasts an open planned living room which is fitted with a contemporary high gloss custom designed kitchen by Symphony with LED under-cabinet feature lighting, high-quality Silestone worktop, and integrated Zanussi appliances. The living area also offers access to a private balcony facing west and allows an abundance of natural light to flood through. The bedroom is carpeted with quality 100% wool and benefits from built in wardrobes. The family bathroom is stylishly fitted with tiles by Royal Mosa and White Ideal Standard chinaware. Further benefits include, under-floor heating throughout, IP-enabled videophone door entry system and a secure gated parking space.

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.



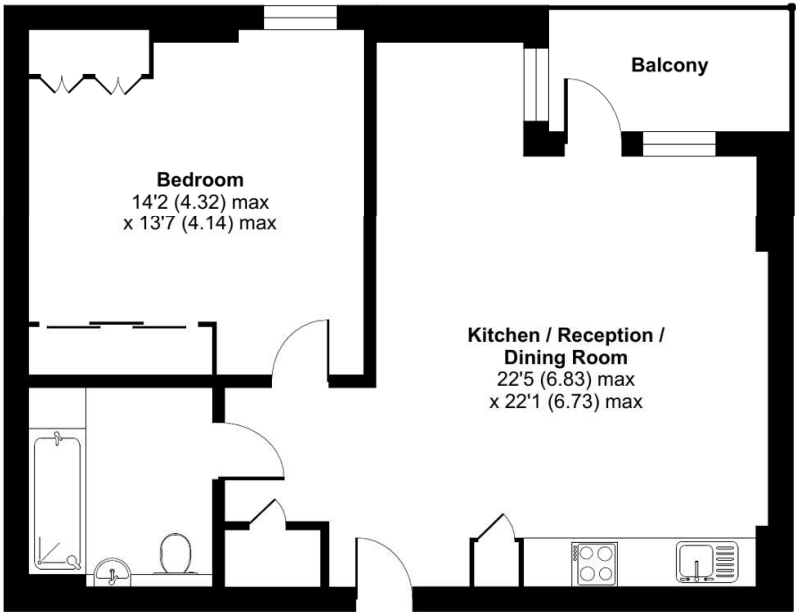


Property Features:

- Secure Allocated Parking Bay Included
- Stylish One Bedroom Apartment
- Circa. 629 Square Feet
- Third Floor
- Private West Facing Balcony
- Concierge Desk
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)

Capitol Way, London, NW9

Approximate Area = 629 sq ft / 58.4 sq m
For identification only - Not to scale



THIRD FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 25/04/3013
Approximately 987 Years Remaining

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

Service Charge: £3,758.00 (per annum)
For the current year of 2025

Anticipated Rent: £1,600.00 pcm
Approx. 5.5% Yield

Viewings:

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

Our reference: BEA250197

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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Singapore | South Africa | Turkey

