



Dara House, Capitol Way, Colindale, NW9

Asking Price: £300,000

Benham
& Reeves

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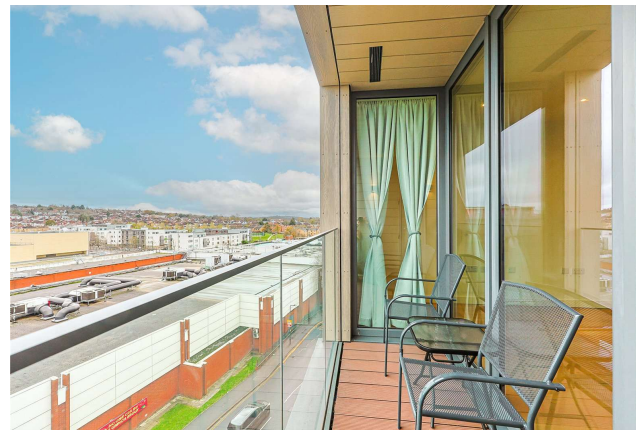
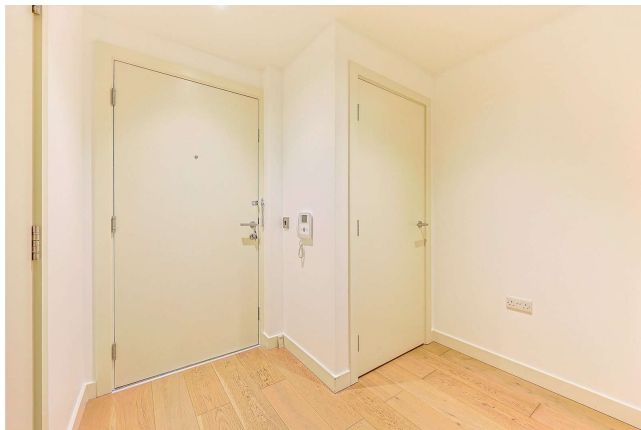
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Positioned on the fourth floor of Dara House is this stylish 540 square foot (circa) one 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 south east facing windows and access to the private balcony overlooking Capitol Way. The property also has a high-quality engineered oak timber floor in the 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. Further benefits include underfloor heating throughout, a fob required for access to the floor and can be offered chain-free.

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 on-site 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 on-site Anytime Fitness Gym (offering discounted TNQ residents' rates), M&S Food, Morrisons, Aldi, Nandos and Asda, as well as pleasant open spaces including Colindale Park and Silkstream Park.

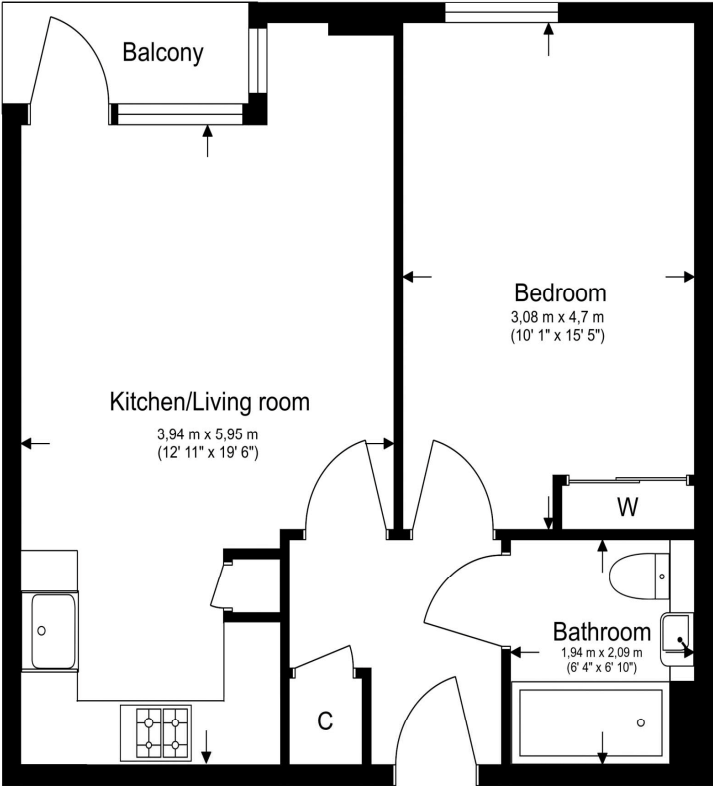




Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- 540 Square Feet (Approx.)
- Private South East Balcony
- Fourth Floor
- Concierge Desk
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)

4th Floor Total Gross Internal Area 50.2 Sq/m - 540 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 24/04/3013 Approximately 987 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£2,512.08 (per annum) to March 2026
Anticipated Rent:	£1,600.00 pcm Approx. 6.4% Yield

Viewings:

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

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