



**Capitol Way, Colindale, NW9**

Asking Price: £250,000

 Benham  
& Reeves

# Capitol Way, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Positioned on the fourth floor of Dara House is this stylish 484 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 west 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. Further benefits include underfloor heating throughout, fob required for access to floor and a concierge service.

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, Nandos and Asda, as well as pleasant open spaces including Colindale Park and Silkstream Park.

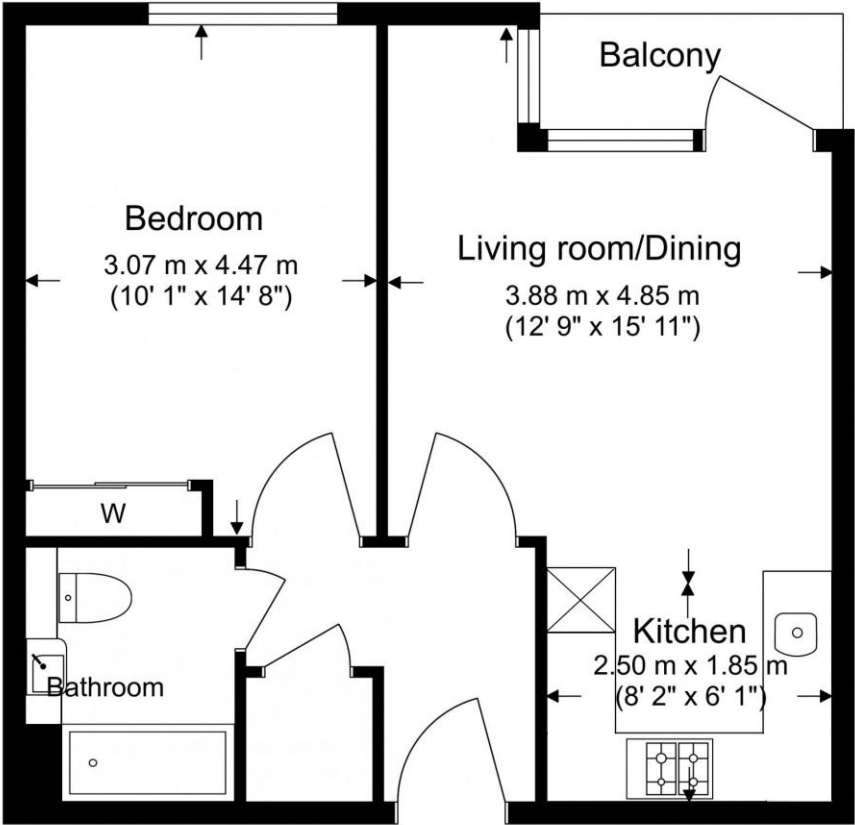




## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- 484 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  
 45 Sq/m - 484 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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.

Asking Price: £250,000

Tenure: Leasehold  
Expires 24/04/3013  
Approximately 987 Years Remaining

Ground Rent: £250.00 (per annum)  
Review Period: 25 years  
Next Review: 2039  
Increase: By RPI for the relevant year

Service Charge: £2,693.87 (per annum)  
For the year of 2026

## Viewings:

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

Our reference: BEA260015

T: 020 8732 7980

E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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