



Capitol Way, Colindale, NW9

Offers in excess of: £320,000

Benham
& Reeves

Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An immaculate two bedroom apartment spanning a comfortable 663 square feet (approx.) of internal living space. This stylish second floor home boasts from an open planned living room 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 over the beautifully landscaped gardens and allows an abundance of natural light to flood through. Both bedrooms are carpeted with quality 100% wool and benefit 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.

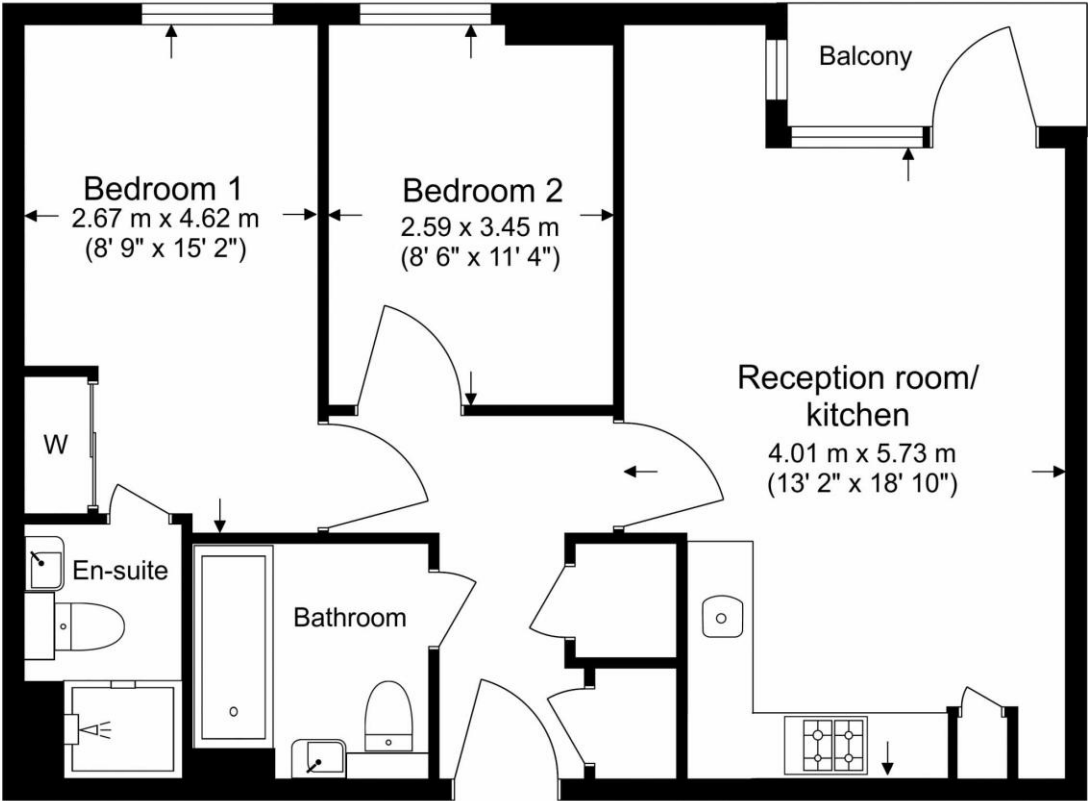




Property Features:

- Secure Gated Parking Space Included
- Two Bedroom Stylish Apartment
- 663 Square Feet (Approx)
- Second Floor
- Western Aspect
- Concierge Desk
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)

2nd Floor
 Total Gross Internal Area
 61.6 Sq/m - 663 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	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 24/04/3013
Approximately 986 Years Remaining

Ground Rent: £300.00 (per annum)
For the year of 2026

Service Charge: £4,000.00 (per annum)
For the year of 2026

Anticipated Rent: £2,000.00 pcm
Approx. 7.5% Yield

Viewings:

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

Our reference: BEA260117

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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