



Capitol Way, Colindale, NW9

Asking Price: £350,000

 Benham
& Reeves

Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb two bedroom, two bathroom apartment spanning a generous 643 square feet (approx.) of internal living space. This stylish fifth 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 east and stretching the full width of the apartment allowing an abundance of natural light to flood through. Both bedrooms are carpeted and offer ample space, with the principal bedroom having the added luxury of built in wardrobes, and interior designed ensuite shower room with feature wall and floor tiles. The family bathroom is also 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.

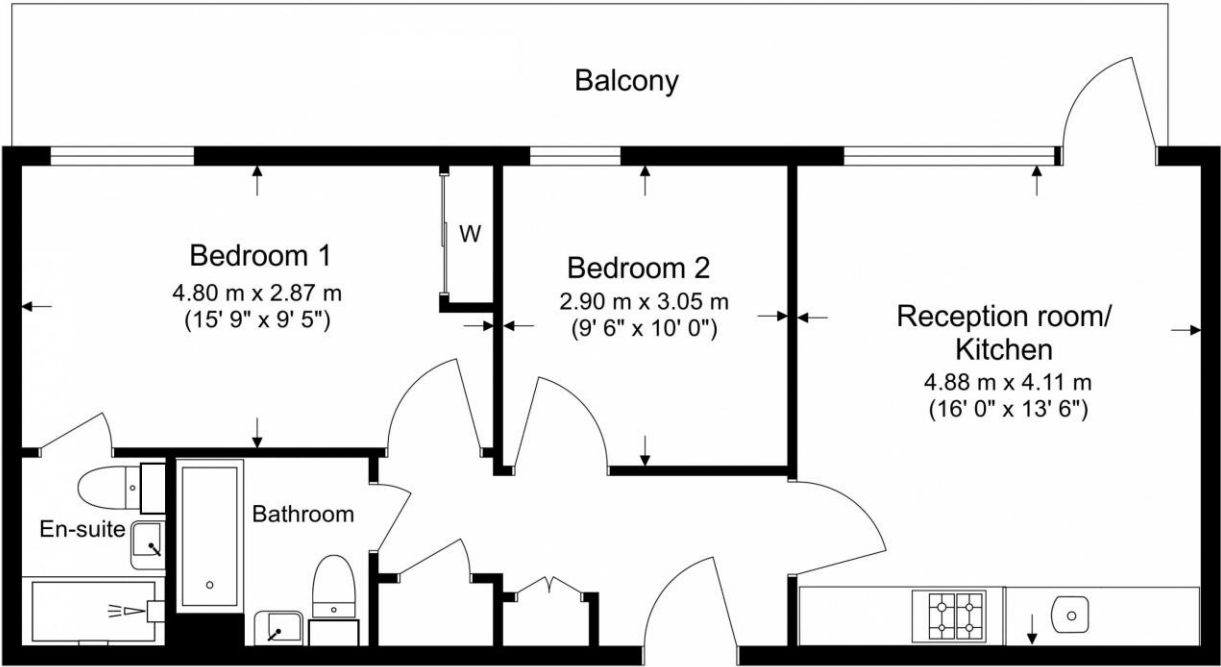




Property Features:

- Secure Allocated Parking Bay Included
- Stylish Two Bedroom Apartment
- 643 Square Feet (Approx.)
- Fifth Floor
- Full Width East Facing Balcony
- Concierge Desk
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)

5th Floor
Total Gross Internal Area
59.7 Sq/m - 643 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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:	£350,000
Tenure:	Leasehold Expires 31/03/2140 Approximately 113 Years Remaining
Ground Rent:	Nil
Service Charge:	£3,750.00 (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.9% Yield

Viewings:

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

Our reference: BEA260130

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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