



Capitol Way, Colindale, NW9

Asking Price: £350,000

 Benham
& Reeves

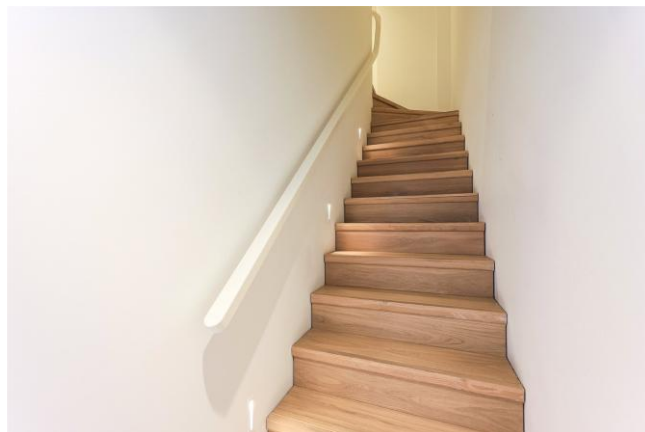
Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An exceptional two bedroom duplex apartment offering an impressive 818 square feet (approx.) of internal living space. This immaculate home boasts a bright and airy 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. Also on the lower level is a full width West facing private balcony and guest W/C. Taking the wood effect staircase to the top floor there is two double bedrooms offering ample room with the principal bedroom having the added benefit of built in wardrobes and ensuite shower room. The ensuite and family bathroom are 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, and Nandos, as well as pleasant open spaces including Colindale Park and Silkstream Park.

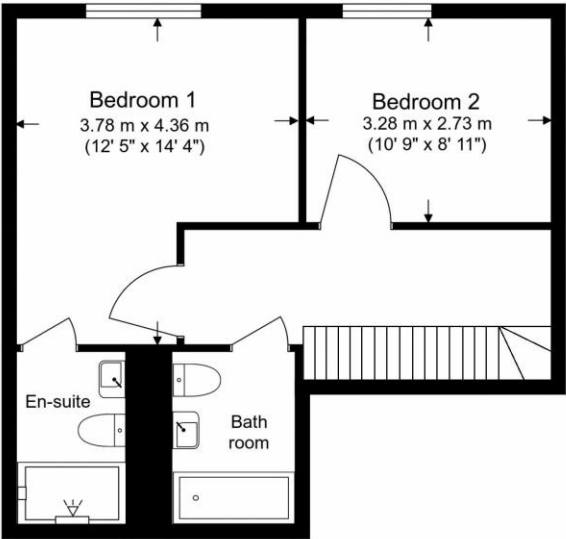




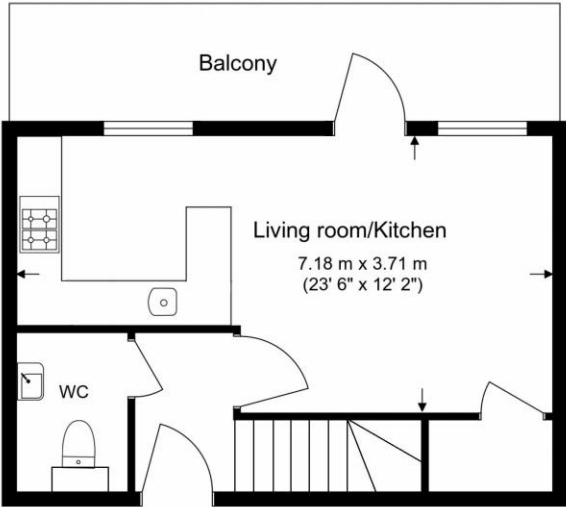
Property Features:

- Chain Free & Ready To View
- Secure Gated Parking Bay
- Exceptional Two Bedroom Duplex
- Fifth (Top) Floor
- 818 Square Feet (Approx.)
- Two Bathrooms + Guest W/C
- Concierge Desk
- Colindale Tube Station (Northern Line)

Total Gross Internal Area
76 Sq/m - 818 Sq/ft



Upper floor



Fifth floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 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:	£350,000
Tenure:	Leasehold Expires 27/04/3013 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 25 years Next Review: 27/04/2039 Increase: By RPI for the relevant year
Service Charge:	£4,873.80 (per annum) For the year of 2026
Anticipated Rent:	£2,200.00 pcm Approx. 7.5% Yield

Viewings:

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

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