



# Capitol Way, Colindale, NW9

Asking Price: £425,000

Benham  
& Reeves

# Capitol Way, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: CHD240001

Sit on the fifth floor of Cara House is this stylish 751 square foot (circa) two bedroom apartment. The apartment consists of a contemporary high gloss custom designed kitchen by Symphony with LED under-cabinet feature lighting, a breakfast bar offering further storage, brick feature wall and a bright and airy living room with southeast facing windows. The property also has high-quality engineered oak timber floor to living room, kitchen and hallway. Both bedrooms have quality wool carpets and access to the southeast facing balcony with bedroom one having the added benefit of a built in wardrobe and stylish ensuite. The ensuite and family bathroom have Ideal Standard chinaware and high-quality tiles by Royal Mosa. Further benefits of this beautifully present apartment is an allocated parking bay and no onward selling chain.

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.







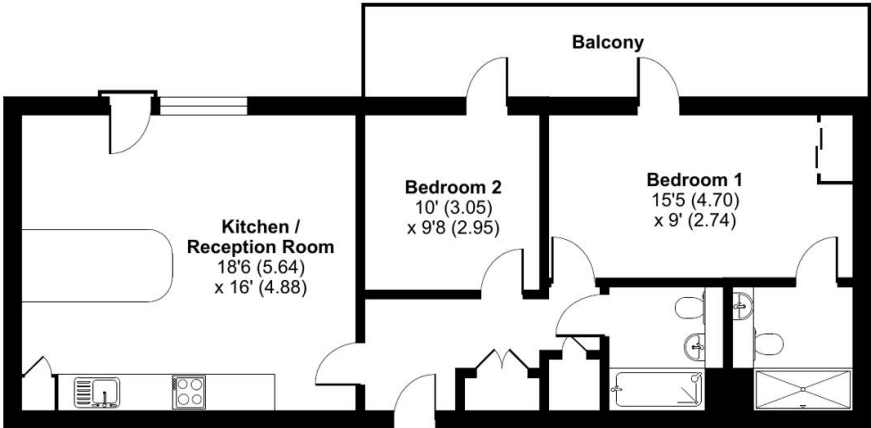
## Property Features:

- Contemporary Two Bedroom Apartment
- Two Bathrooms
- 751 Square Feet (Approx)
- Fifth Floor
- South East Facing Balcony
- Right To Park For One Vehicle
- Shopping And Leisure Facilities On-Site
- Colindale Tube Station (Northern Line)




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Approximate Area = 751 sq ft / 69.8 sq m  
For identification only - Not to scale



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## 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 24/04/3012  
Approximately 988 Years Remaining

Ground Rent: £300.00 (per annum)  
For the year of 2024

Service Charge: £3,764.94 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: CHD240001

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