



Bree Court, Capitol Way, NW9

Offers In Region Of- £375,000 *Leasehold*



Welcome to modern urban living at its finest. This spacious and beautifully presented two-bedroom, two-bathroom apartment is situated on an upper floor of a desirable purpose-built development in central Colindale, NW9. Designed for both comfort and convenience, the property offers a bright, open-plan living area, perfect for relaxing or entertaining, which leads directly onto a private balcony—your valuable outdoor escape.

KEY FEATURES

- Secure underground parking
- Long lease tenure
- Private balcony space
- Modern urban living
- Two stylish bathrooms
- Chain Free ready to be occupied



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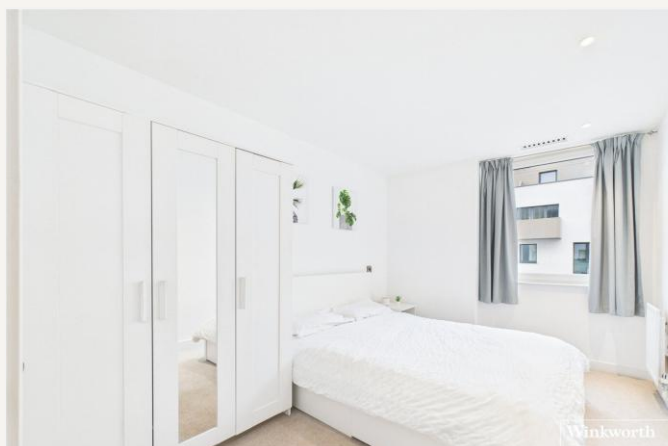
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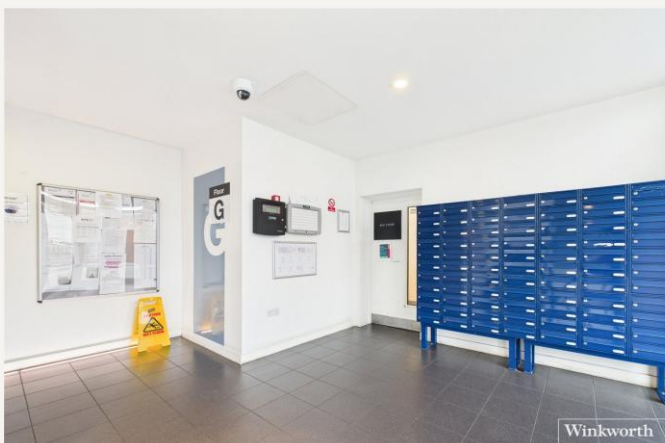
for every step...



Practicality is a key feature here. Residents benefit from smooth access via a lift and the invaluable addition of a designated space in the secure underground car park. The generous proportions include two well-sized double bedrooms, with the primary bedroom featuring its own sleek en-suite shower room, complementing the main family bathroom. Furthermore, the property is offered with the peace of mind that comes with a long lease.

The location boasts excellent connectivity for commuters. Colindale Underground Station (Northern Line) is within easy reach, offering fast and direct access to Central London. You can expect travel times of approximately 20 minutes to Euston and around 26 minutes to Charing Cross, making the City and West End effortlessly accessible.





MATERIAL INFO

Tenure: Leasehold

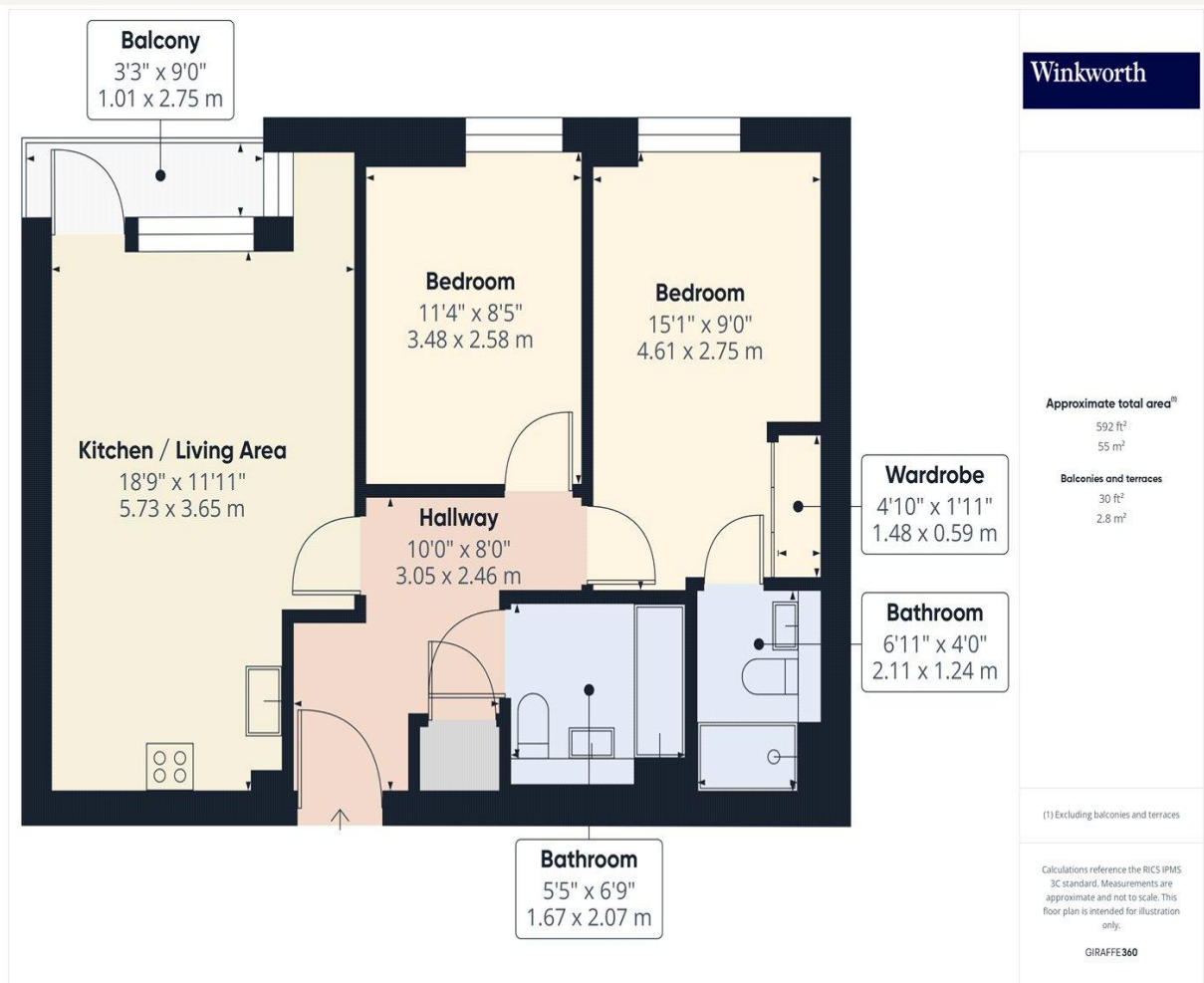
Term Approx: 116 year and 0 months

Service Charge Approx: £4289.76 per annum

Ground Rent: N/A

Council Tax Band: D

EPC rating: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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