



BREE COURT, CAPITOL WAY, COLINDALE, LONDON, NW9
£295,000 LEASEHOLD

A STUNNING AND BRIGHT, ONE BEDROOM APARTMENT SITUATED IN THE TNQ BUILDING LOCATED IN COLINDALE

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DESCRIPTION:

*****ALLOCATED PARKING INCLUDED***** We are pleased to offer this stunning and bright, one bedroom apartment situated in the TNQ building located in Colindale. This apartment comprises of a spacious living room with high quality fitted blinds plus fully fitted open plan kitchen with access to a private balcony. Master bedroom and a further tiled bathroom suite. Further features include great storage, enhanced sound insulation, engineered wood flooring, surround sound provision, under floor heating, concierge and secure off street parking with EV charging points and bike/pram storage plus gym and crèche within the block. Long lease. Chain free.

AT A GLANCE

- THIRD FLOOR WITH LIFT
- PURPOSE BUILT BLOCK
- PARKING INCLUDED
- LARGER THAN AVERAGE ONE BED
- CLOSE TO TUBE
- LONG LEASE

Viewings highly recommended

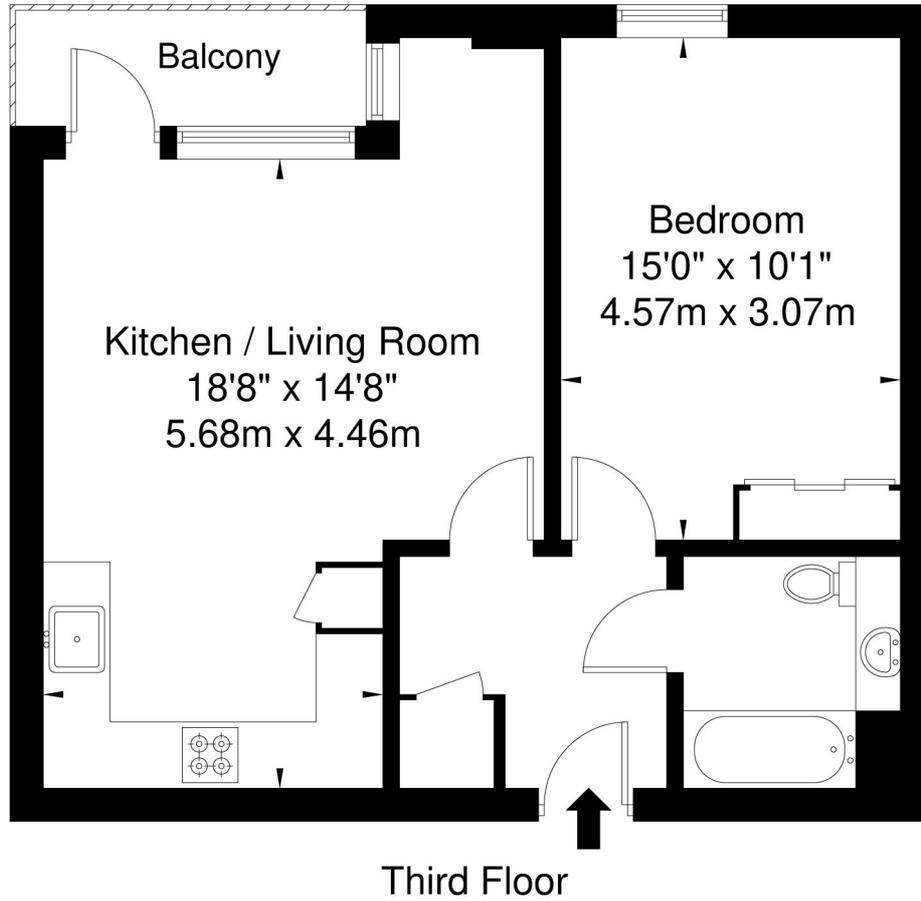
EPC: B





Dara House, Capitol Way, NW9 0BR

Approx. Gross Internal Area = 50.2 sq m / 540 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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