



CAPITOL WAY, COLINDALE, NW9  
£420,000 LEASEHOLD

A TWO BEDROOM APARTMENT LOCATED IN THE  
POPULAR TNQ DEVELOPMENT WELL LOCATED IN  
THE HEART OF COLINDALE...

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

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## DESCRIPTION:

**\*\*\*PARKING INCLUDED\*\*\*** A two bedroom apartment located in the popular TNQ development situated in the heart of Colindale within easy walking distance to Colindale Northern Line Station. Apartment comprises a large open plan kitchen/living room with access out onto a fantastic balcony which spans the length of the apartment. Large master bedroom with ensuite bathroom, further second bedroom and family bathroom. Further benefits include entry phone, concierge, residents parking space in a secure garage with electric charging points.

TNQ is not just “another development”. The developers have taken great care and attention to create a unique product that offers buyers more than is expected.

EPC: B

Council Tax Band: D

## AT A GLANCE

- PARKING INCLUDED IN SECURE CAR PARK
- CLOSE TO TUBE
- TWO BEDROOM FIFTH FLOOR APARTMENT WITH LIFT
- LONG LEASEHOLD
- LARGE BALCONY
- CONCIERGE

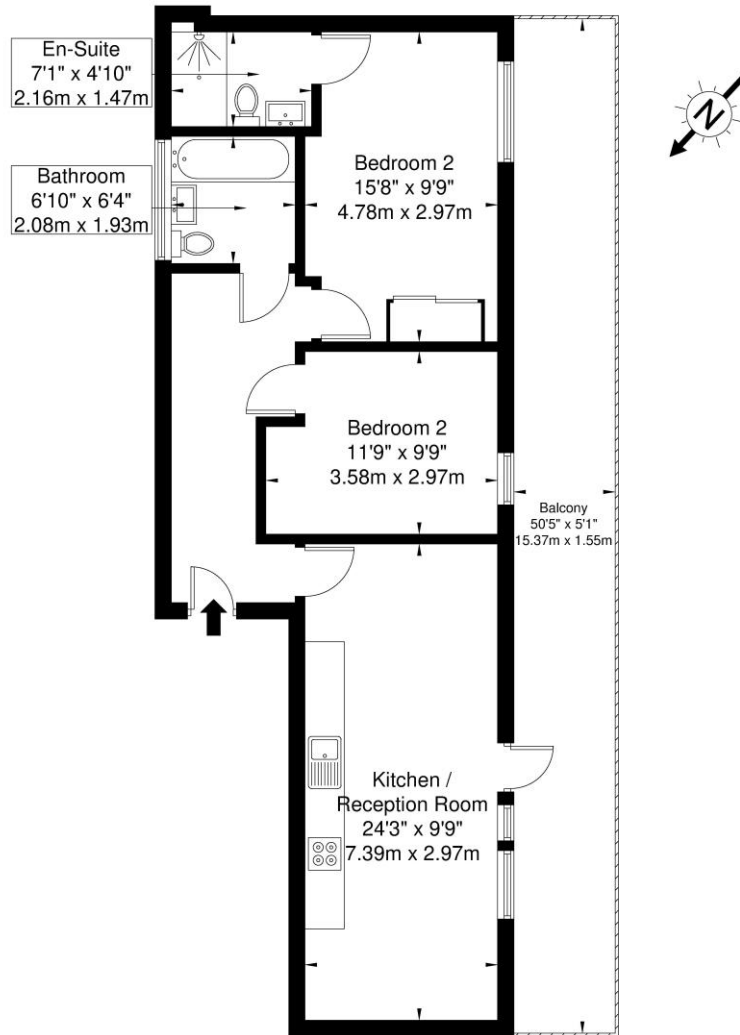






# Bree Court, Capitol Way, NW9 0AU

Approx. Gross Internal Area = 65 sq m / 695 sq ft



Fifth Floor

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-)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-53)	<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	



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