



## Flat 56, 46, Bree Court Capitol Way, London, NW9 0AU

**Offers In Excess Of £290,000**

\*CHAIN FREE\* A One bedroom fourth floor apartment located in the heart of Colindale.

This property is ideal for a first time buyer or investment in a very popular development.

The apartment offers an open plan kitchen and living room with a private balcony, spacious bedroom and separate bathroom.

The features of this property is that it has an allocated parking space, lease over 100 years and access to the communal gardens.

Located within a short distance from Colindale Underground Station and other transport links/shopping and ideally located for the modern way of life.

Viewings highly recommended through sole agents Benjamin Stevens.

## Exterior



## Reception Room 14'7" x 13'1" (4.45 x 4.01)



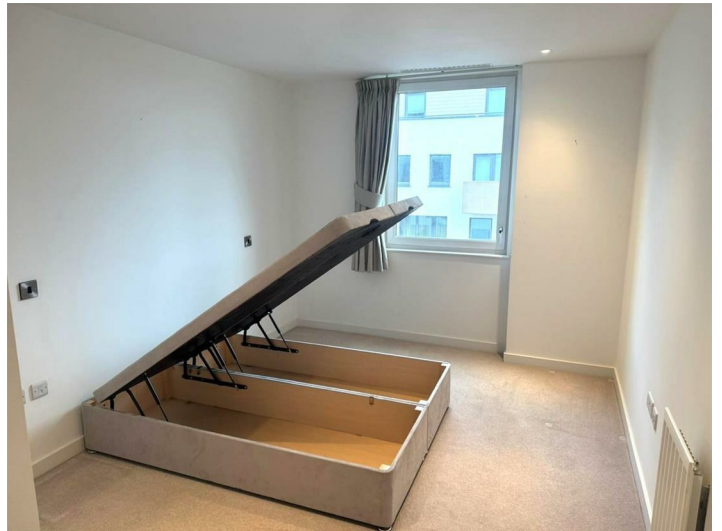
## Kitchen 8'7" x 5'6" (2.62 x 1.68)



## Bathroom



## Bedroom 14'7" x 10'0" (4.47 x 3.05)



## Balcony



## Tenure

Lease- 116 years remaining

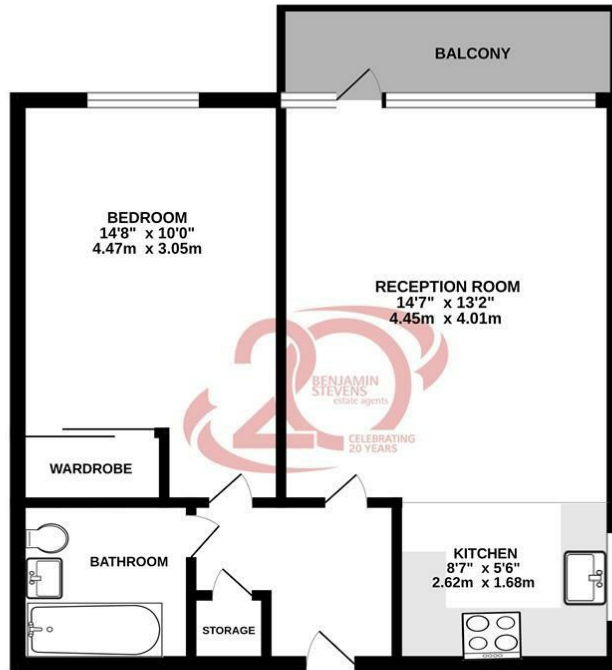
Ground Rent- £250pa

Service Charge- £3,000pa - £250 Per Month



# Floor Plan

FOURTH FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

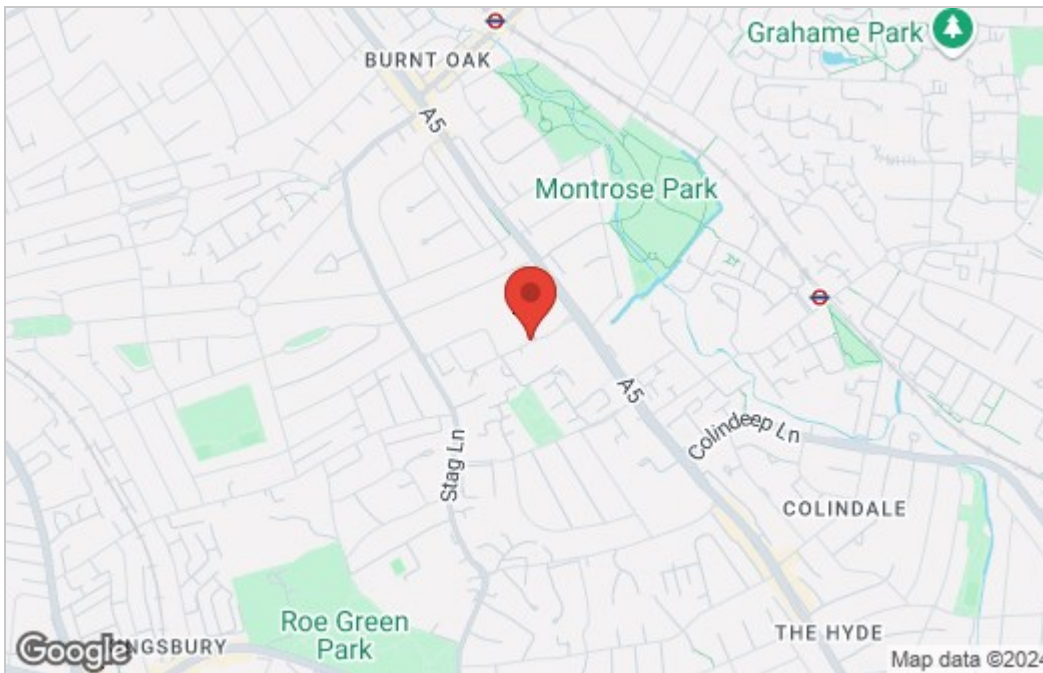


ONE BEDROOM, FOURTH FLOOR FLAT

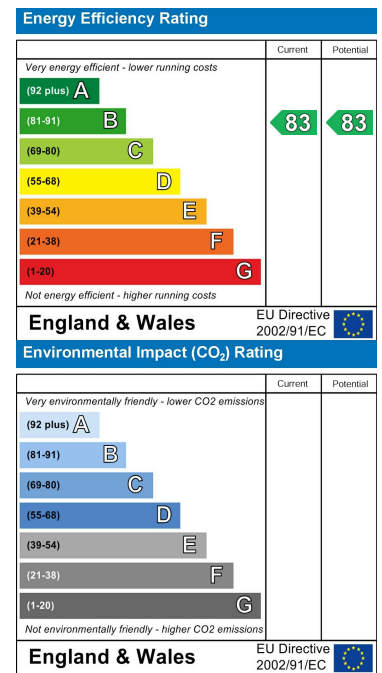
TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)