



FLAT 57, BREE COURT, CAPITOL WAY, COLINDALE, LONDON, NW9  
£400,000 LEASEHOLD APPROX 115 YEARS REMAINING

## TWO BEDROOM, TWO BATHROOM MODERN APARTMENT

- GROUND RENT APPROX £300 PER ANNUM (TO DOUBLE EVERY 2 YEARS)
- SERVICE CHARGE APPROX £3360 PER ANNUM

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Nestled within the highly sought-after locale of Colindale, Bree Court Apartments presents an enticing opportunity for those seeking a blend of urban convenience and contemporary living. With seamless transport connections via the Northern line to the bustling city centre, this residence is a commuter's dream, offering easy access to London's vibrant energy. This property is currently under Shared Ownership, to be purchased as 100% ownership on completion. Step outside and discover a plethora of amenities within walking distance, from mainstream shops to trendy coffee shops and tantalizing restaurants, ensuring every convenience is at your fingertips. Elevating your lifestyle to new heights, this stylish 2-bed, 2-bath abode awaits on the 5th floor, boasting a modern design and an abundance of space across approximately 619 sq. ft of open-plan living. Adorned with sleek finishes, the residence features a private balcony offering enchanting Southwest facing views, creating an idyllic retreat for relaxation and entertainment. Storage is ample, catering to practical needs, while the inclusion of an under-croft parking space adds further convenience and peace of mind. With its desirable location and impressive features, an early viewing is highly recommended to fully appreciate the allure of this exceptional home. Don't miss the opportunity to make Bree Court Apartments your urban sanctuary or appreciated investment.



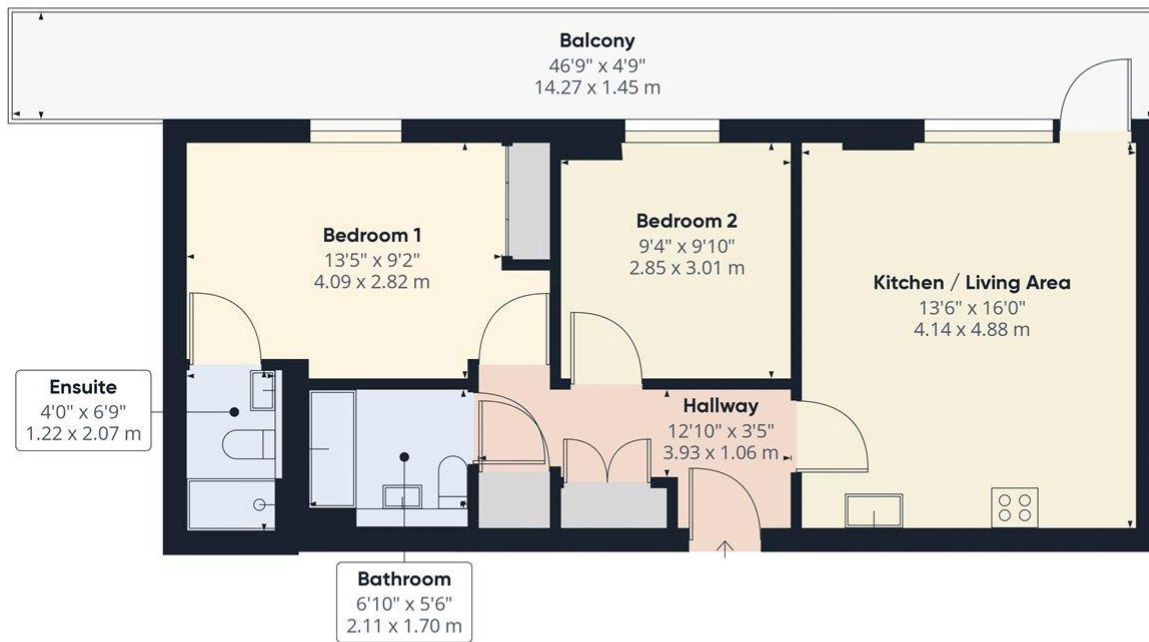
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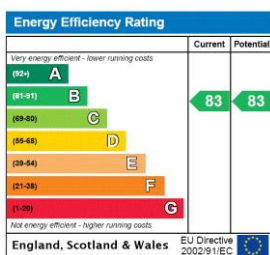
Approximate total area<sup>(1)</sup>  
599.5 ft<sup>2</sup>  
55.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



**Tenure:** Leasehold

**Term:** 115 year and 0 months

**Service Charge:** £3360 per annum approx

**Ground Rent:** £ 300 per annum (subject to increase) approx

**Council Tax Band:** D - Brent

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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