



- EXCELLENT LOCATION
- SECURE ENTRY SYSTEM
- HIGH CEILINGS
- ACCESS TO COMMUNAL GARDENS
- TURN KEY
- CHAIN FREE

BREE COURT, CAPITOL WAY, COLINDALE, NW9

£290,000 LEASEHOLD

SPACIOUS MODERN ONE-BEDROOM APARTMENT WITH BALCONY & PARKING

Tenure: Leasehold

Term: Approx 115 year and 0 months

Service Charge: Approx £3000 per annum

Ground Rent: Approx £250 Annually (subject to increase)

Council Tax Band: Band C

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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DESCRIPTION:

This beautifully presented one-bedroom apartment, located on the 4th floor of a modern development, offers an abundance of natural light and a spacious layout. With lift access and a large private balcony, this home provides the perfect blend of style and comfort. The property features a generously sized bedroom, a bright and airy open-plan living area, and contemporary finishes throughout. The allocated parking space adds to the convenience, making this an ideal home for professionals or couples.

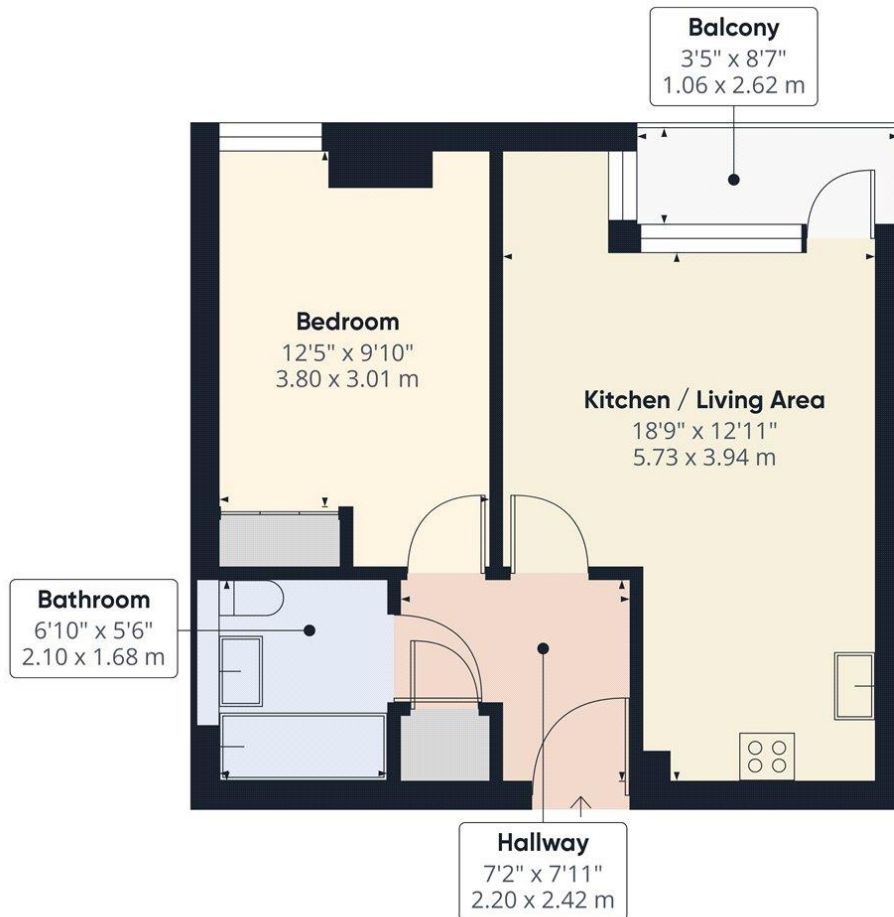


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Approximate total area⁽¹⁾

461.23 ft²
42.85 m²

Balconies and terraces

30.03 ft²
2.79 m²

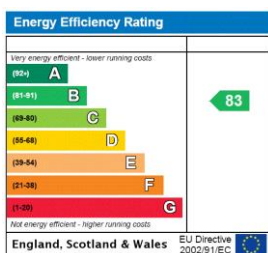
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



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