



Bree Court, 46 Capitol Way, London, NW9

Guide Price: £295,000

Leasehold

Bree Court, 46 Capitol Way, London, NW9

Acorn are delighted to present this Immaculately kept one Bedroom third floor Apartment with Parking in the modern TNQ Development. The Property Comprises one large double bedroom, open plan living space with modern fitted kitchen and access to the balcony, a large Family Bathroom and utility/ Storage Cupboard.

The property is ideally situated on the Edgware Road making it ideal for commuters with Colindale station short walk away and the amenities of Asda, Morrisons and Bang Bang on your doorstep.

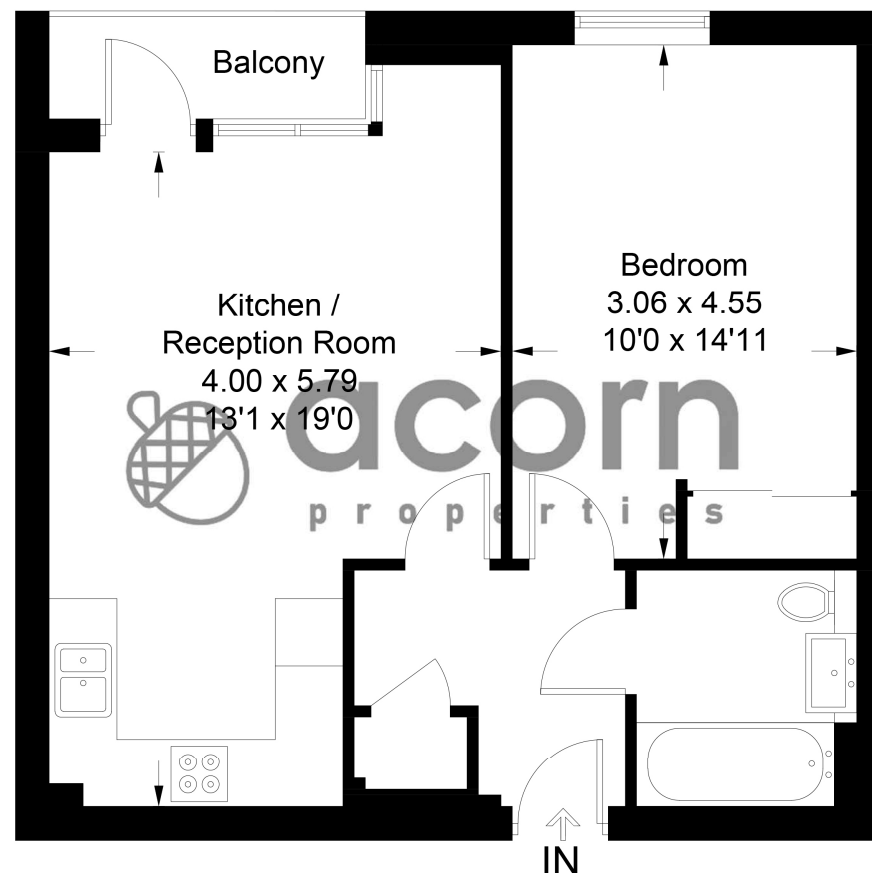
Lease Information We understand the lease on the property is 125 years from 2016, All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

Service Charges & Ground rent We understand the service charge on the property is circa £3000 per annum and the ground rent £250 per Annum. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

Council Tax Band: C

- Leasehold
- 1 Bedroom
- Bathroom
- Allocated Parking
- Telephone Entry
- System
- Good Condition
- Third Floor

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID946705)





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.