

LEASEHOLD



Apartment

**CAPITOL WAY
LONDON
NW9 0BF**

£400,000

FEATURES



2 Bedroom Apartment located in London

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Maxwell Estates are pleased to present this stunning two-bedroom, two-bathroom apartment located in the highly sought-after Avery Court, Colindale.

Situated on the 6th floor, this modern and well-appointed flat offers a bright and spacious open-plan kitchen and living area, leading out onto a private balcony perfect for relaxing or entertaining while enjoying stunning views.

The property comprises two double bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom.

Avery Court is ideally positioned in the heart of Colindale, an area that has seen significant regeneration and continues to attract both professionals and investors alike.

Residents benefit from a wide range of local amenities within easy reach, including major supermarkets such as Asda, Morrisons and Aldi making day-to-day living exceptionally convenient. Food lovers will also appreciate the renowned Bang Bang Oriental Foodhall within walking distance.

Council Tax Band

D

Avery Court, London NW9 0BF



APPROXIMATE GROSS INTERNAL FLOOR AREA 72.93 SQ M / 785 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

