

## Dara House 50 Capitol Way, Colindale, NW9 0BR

**Guide Price £435,000**

This stunning chain free two bedroom duplex apartment in this breathe taking development in the heart of Colindale, Dara House.

This apartment offers generous space, and many other facilities within the development such as Gym and a concierge service.

Accommodation comprises a large living space, open plan to the modern kitchen with a large guest cloakroom, upstairs there are two double bedrooms and two bathrooms, one en-suite. Features include high specifications fittings throughout, large private communal gardens and very long lease. The current owner also purchased a parking space which is included within the sale.

Located within a five minute stroll 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.

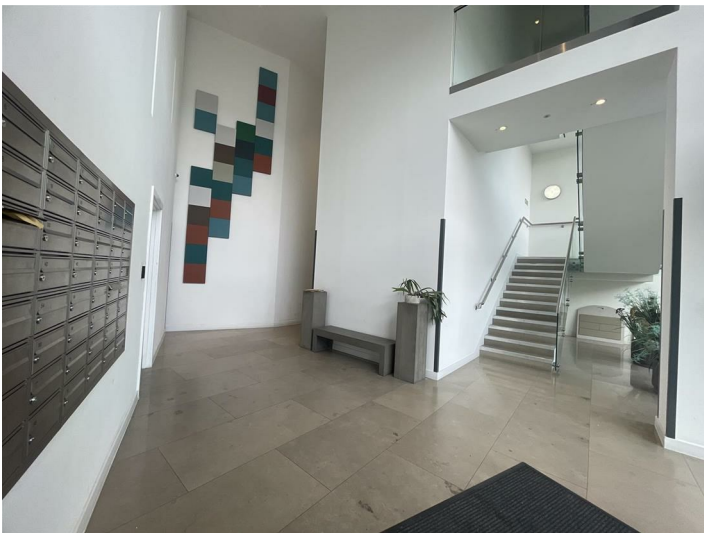
**Exterior**



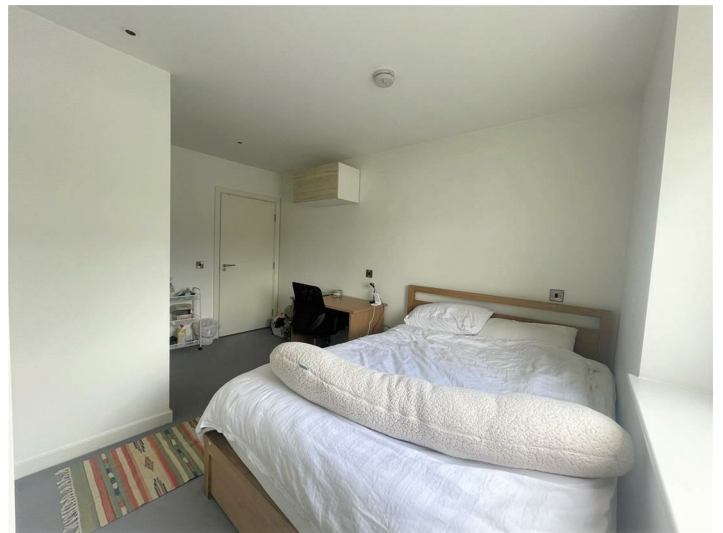
**Kitchen area**



**Lobby**



**Bedroom one 4'10 x 3'61 (1.47m x 0.91m)**



**Open plan reception room 23'7 x 12'3 (7.19m x 3.73m)**



**En-suite shower room**

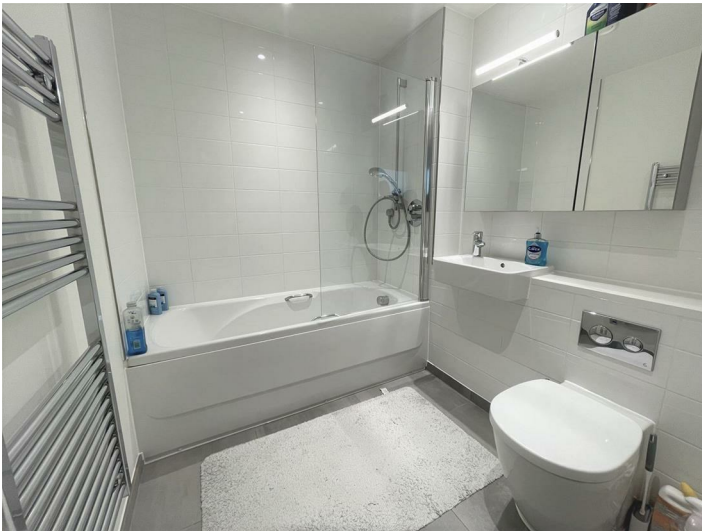


**Bedroom two 3'57 x 2'59 (0.91m x 0.61m)**

Ground rent £300 per annum  
Service charge £3500 per annum



**Bathroom**



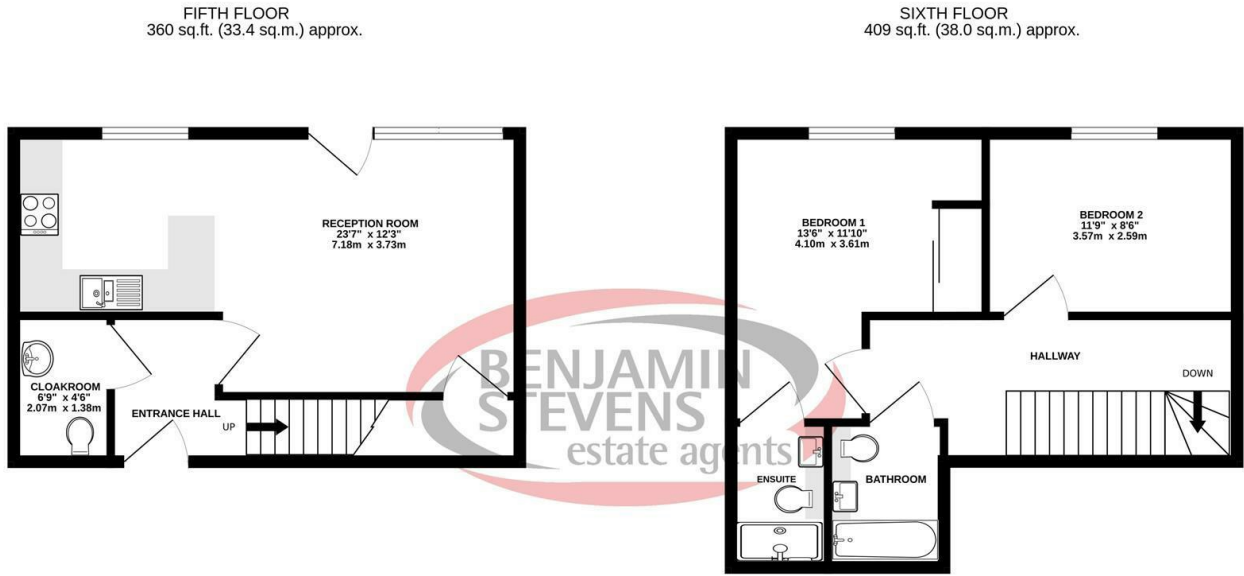
**Communal gardens**



**Allocated parking**

**Tenure**  
992 year lease

# Floor Plan

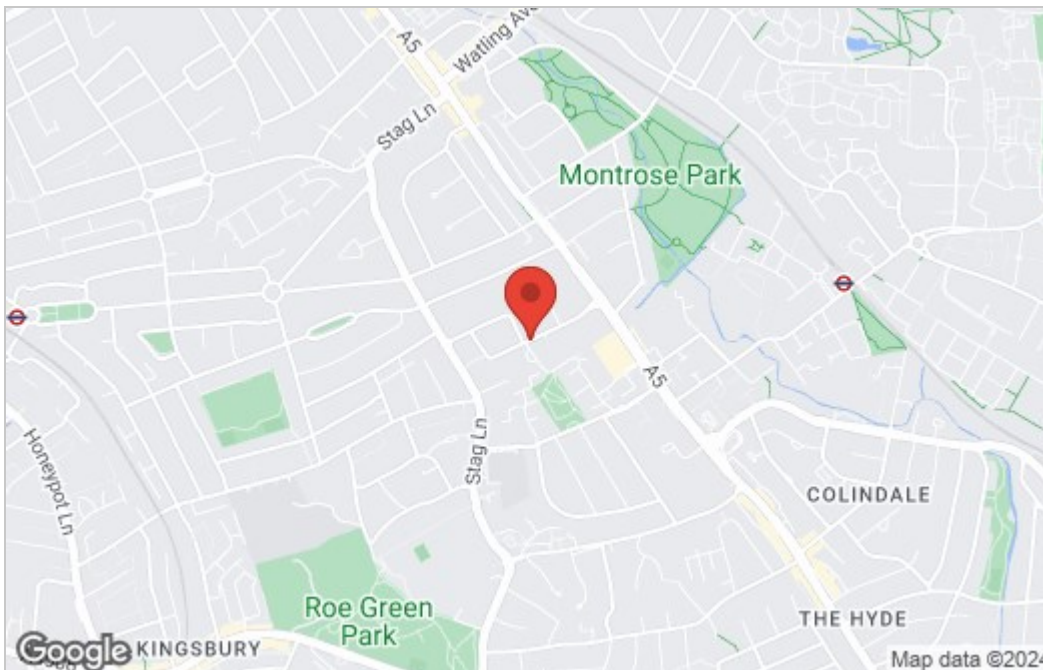


2 BED 2 BATH DUPLEX APARTMENT

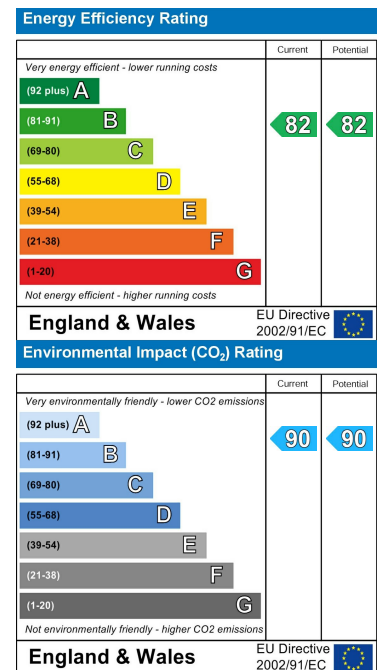
TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

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.  
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# Area Map



# Energy Efficiency Graph



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