



# MILE



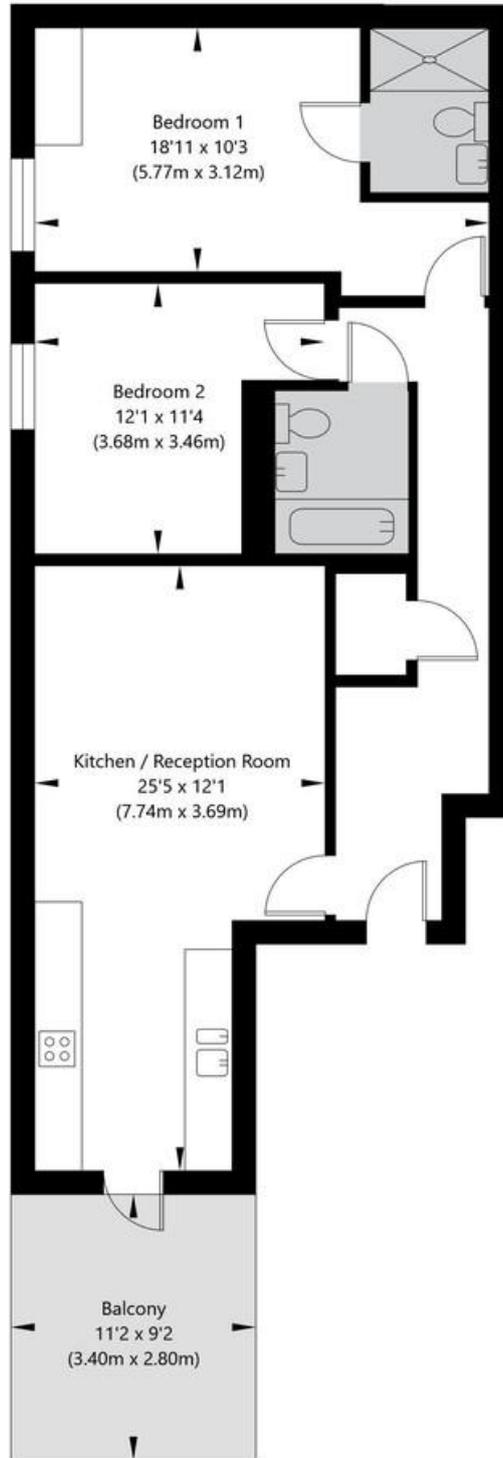
## Capitol Way, London £415,000 Leasehold

A well-presented two-bedroom, two-bathroom apartment set within Avery House, part of the popular TNQ development. The property offers a bright open-plan living/dining area with a modern fully fitted integrated kitchen, a spacious principal bedroom with en-suite shower room, a second double bedroom, and a contemporary family bathroom. Finished to a high standard throughout, the apartment also benefits from secure entry and lift access. Ideally located close to local amenities and excellent transport links, this is an ideal purchase for first-time buyers, professionals, or investors. EPC Rating B

- Two Bedroom Apartment
- Two bathrooms (one En-suite)
- Allocated Gated Parking
- Modern
- Private Balcony
- Close to shops and transport
- EPC Rating B
- **MUST BE SEEN TO AVOID DISAPPOINTMENT!**
- FULLY FITTED KITCHEN
- Communal Roof Garden

# Avery Court, London NW9 0BF

Sixth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.93 SQ M / 785 SQ FT



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.

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.