



Charcot Road, Colindale, NW9

Asking Price: £300,000

Benham
& Reeves

Charcot Road, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Newly decorated is this pristine one bedroom apartment on the top floor of Boswell Court, The Pulse development. Situated on the fifth floor and spanning an impressive circa. 564 square feet, this luxurious apartment boasts a custom designed kitchen with integrated appliances and is neatly tucked away from the bright and airy living room which has direct access to the south facing balcony offering far reaching views. The carpeted double bedroom offers ample room for storage and benefits from direct access to the stylish bathroom suite which is shared with the hallway (Jack & Jill).

The Pulse is an outstanding development of apartments adjacent to Colindale Station, just 22 minutes from Central London and part of a multi-million-pound regeneration of Colindale. To the front of the development is Colindale Underground Station making Pulse only a few tube stops away from the city's most famous landmarks and shopping districts. Pulse has been thoughtfully planned to become a landmark development and desirable residential area. Set in almost 13 acres, featuring a central plaza, residents benefit from the atmosphere of city life but with open green spaces all around. The Pulse combines the best of capital living – the perfect blend of contemporary architecture with the stunning historical façade of the newly refurbished Victorian Colindale Hospital.



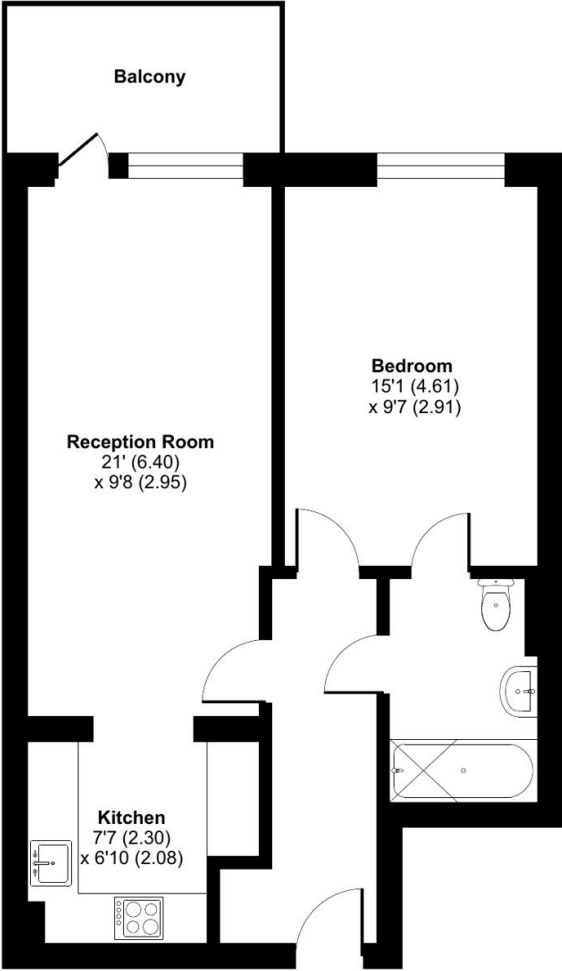


Property Features:

- Gated Parking Space Included
- Pristine One Bedroom Apartment
- Jack & Jill Bathroom
- Fifth (Top) Floor
- 564 Square Feet (Approx.)
- Private South Facing Balcony
- Colindale Tube Station (Northern Line)
- Shopping & Leisure Amenities Nearby

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Approximate Area = 564 sq ft / 52.3 sq m
For identification only - Not to scale



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 23/06/2264
Approximately 238 Years Remaining

Ground Rent: £329.32 (per annum)
For the year of 2025
And Building and Terrorism Insurance around £991 pa

Service Charge: £2,778.22 (per annum)
For the year of 2025

Anticipated Rent: £1,500.00 pcm
Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA250132

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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