



# Tanner Close, Colindale, NW9

Price Reduced to: £290,000

Benham  
& Reeves



# Tanner Close, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: CHD240034

Set on the second floor and spanning a comfortable 493 square feet (approx.) is this bright and spacious one bedroom, one bathroom apartment. The property has recently been decorated and boasts a modern kitchen and an airy living room. The bedroom is carpeted and is well sized for storage space. Further benefits include a modern three piece family bathroom, storage cupboard, allocated parking bay and no onward selling chain.

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.

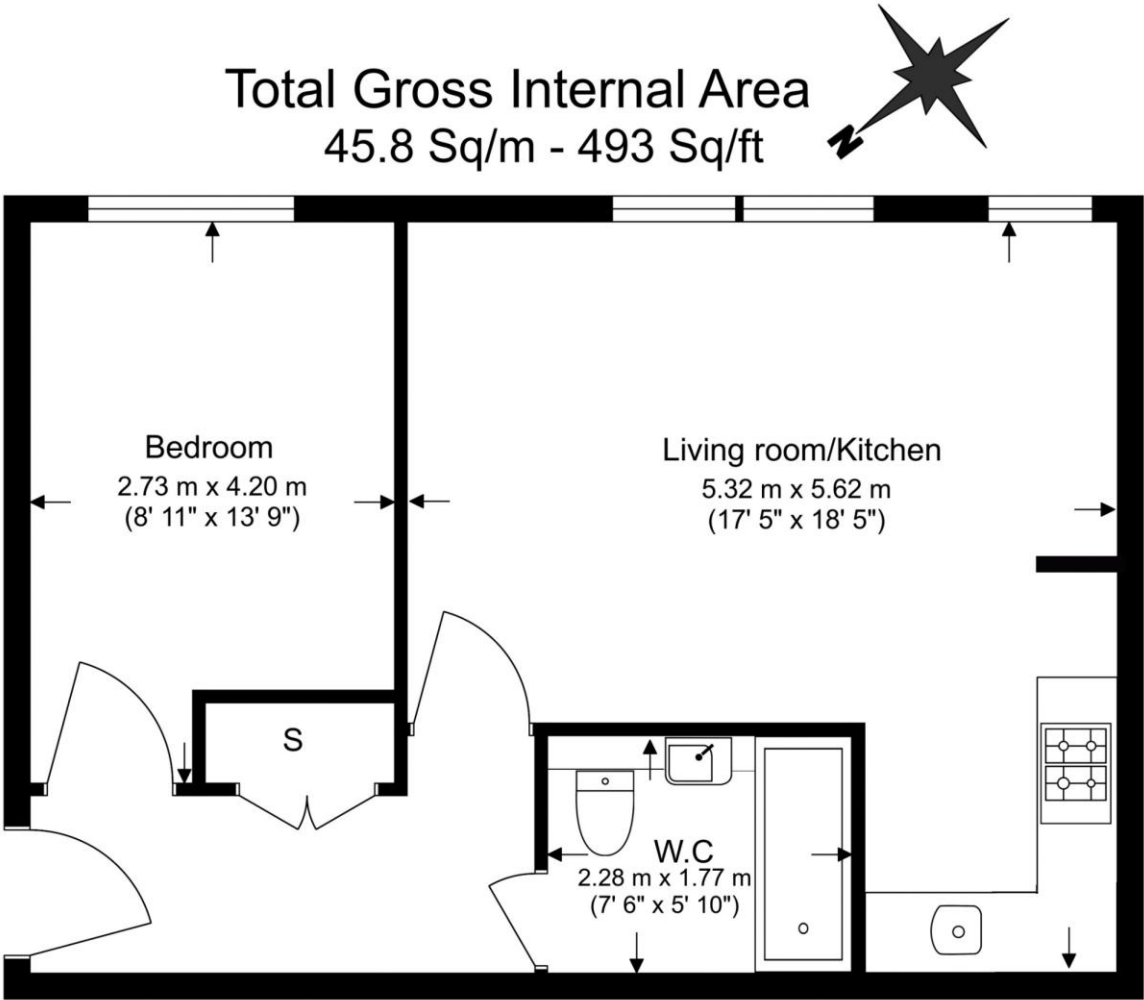
The Pulse combines the best of capital living – the perfect blend of contemporary architecture with the stunning historical façade of the newly refurbished Victorian Colindale Hospital.





## Property Features:

- Allocated Parking Space
- One Bedroom Apartment
- Circa. 493 Square Feet
- Second Floor
- Colindale Tube Station (Northern Line)
- Onsite Shopping & Leisure Facilities
- South East Facing
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(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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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

Price Reduced to:	£290,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 109 Years Remaining
Ground Rent:	£115.00 (per annum) For the year of 2025
Service Charge:	£2,408.59 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,550.00 pcm Approx. 6.4% Yield

## Viewings:

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

Our reference: CHD240034

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