



Charcot Road, Pulse, Colindale, NW9

Asking Price: £330,000

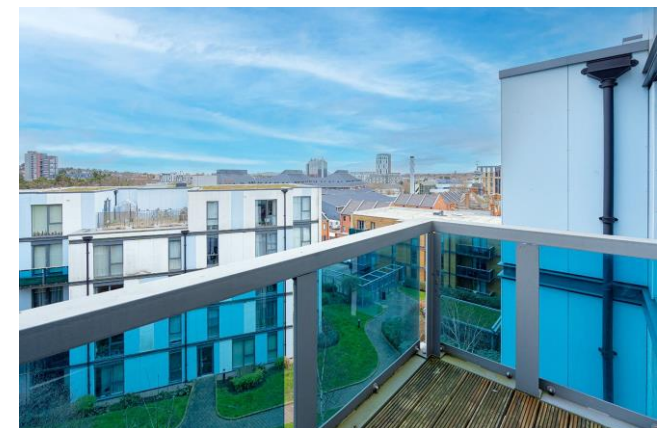
Benham
& Reeves

Charcot Road, Pulse, Colindale, NW9

 1 Bedroom  1 Bathroom  Leasehold

Please note that we can only offer this property to cash buyers until we are in receipt of a valid EWS1. A modern and spacious 1 bedroom, 1 bathroom apartment situated on the 6th floor, spanning an impressive 455 square feet (Approx.). The property is well presented throughout and offers southerly views over the internal courtyard from all the private balcony leading from the large open plan kitchen/diner. The property also benefits from secure parking.

The property is located on the vibrant Pulse development, ideally situated adjacent to Colindale Tube Station with easy access into the City via the Northern line. There are local supermarkets and restaurants: Cielo, Sainsburys, Tesco, Co-op, Bang Bang Food Hall, Asda and many more. It's also walking distances to North London Grammar School.



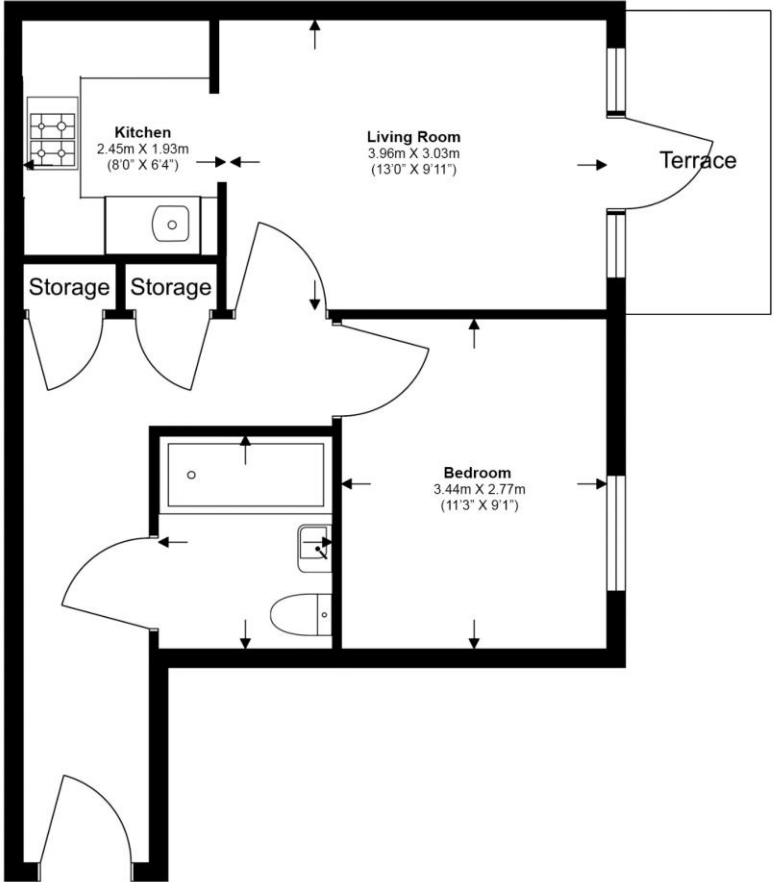


Property Features:

- Chain Free
- Allocated Parking Bay
- Cash Buyers Only
- One Bedroom Apartment
- 6th Floor
- 455 Square Feet (Approx)
- South Facing Balcony
- Colindale Tube Station (Northern Line)



Total Gross Internal Area
42.3 Sq/m - 455 sq/ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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Tenure: Leasehold
Expires 23/12/2134
Approximately 111 Years Remaining

Ground Rent: £231.1 (per annum)
For the year of 2023

Service Charge: £3916.82 (per annum)
For the year of 2023

Viewings:

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

Our reference: CHD230004

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W: www.benhams.com

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