



Charcot Road, Colindale, NW9

Asking Price: £385,000

Benham
& Reeves

Charcot Road, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 730 square feet (approx.) is this stylish two bedroom, two bathroom apartment in the well position development, The Pulse NW9. Both bedrooms benefit from bathroom access with bedroom one having a private ensuite and bedroom two having 'Jack and Jill' bathroom. The apartment has the unique feature of a closed off kitchen and window, a large reception room with access to a private south facing balcony.

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.

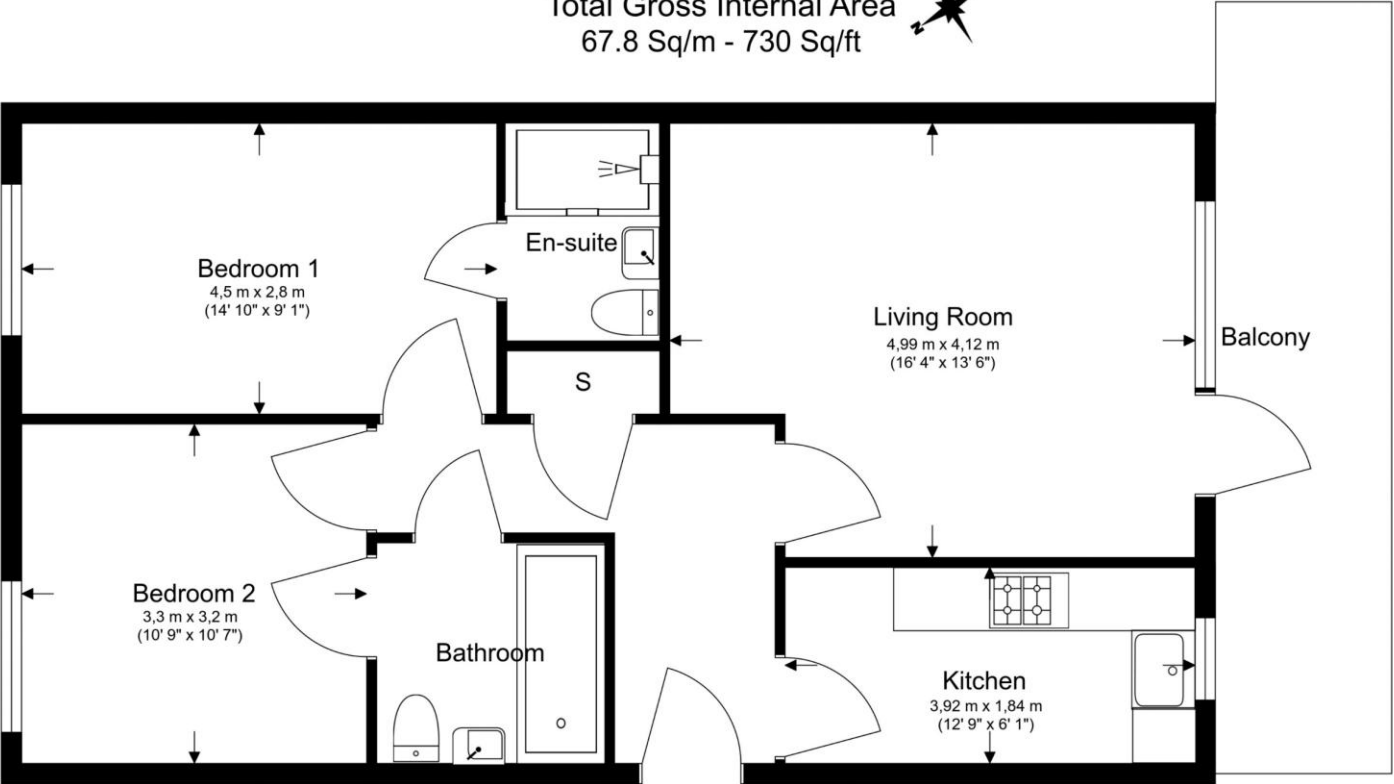




Property Features:

- Chain Free
- Stylish Two Bedroom Apartment
- Two Bathrooms
- 730 Square Feet (Approx.)
- Third Floor
- South West Facing Balcony
- Walking Distance To Montrose Park
- Colindale Tube Station (Northern Line)

3rd Floor
 Total Gross Internal Area
 67.8 Sq/m - 730 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Asking Price:	£385,000
Tenure:	Leasehold Expires 23/06/2264 Approximately 238 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2026
Service Charge:	£2,419.35 (per annum) till Mar 2026 Building and Terrorism Insurance: £1,148.73 - 2026
Anticipated Rent:	£2,100.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA230029

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