



Charcot Road, Colindale, NW9

Asking Price: £375,000

 Benham
& Reeves

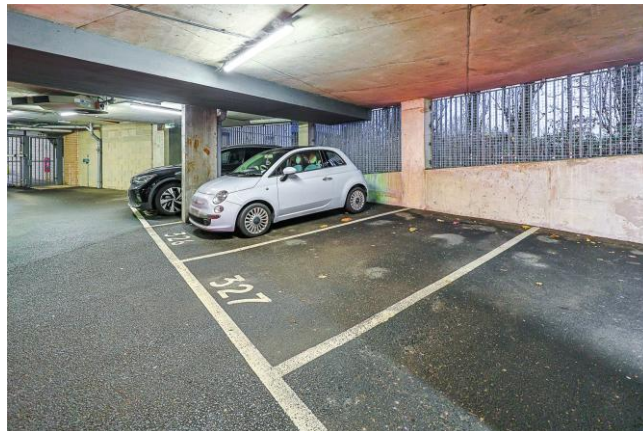
Charcot Road, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 752 square foot (approx.) is this well presented ground floor apartment boasting a fitted kitchen which is neatly tucked away from the bright and airy living room. The living room benefits from dual aspect offering eastern and western views. Both bedrooms are well sized and benefit from access to a bathroom. Bedroom one has its own stylish ensuite shower room and bedroom two has direct access to the family bathroom which is also accessible via the hall. Further benefits include secure parking for one car, telephone entry system 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 Victorian Colindale Hospital.

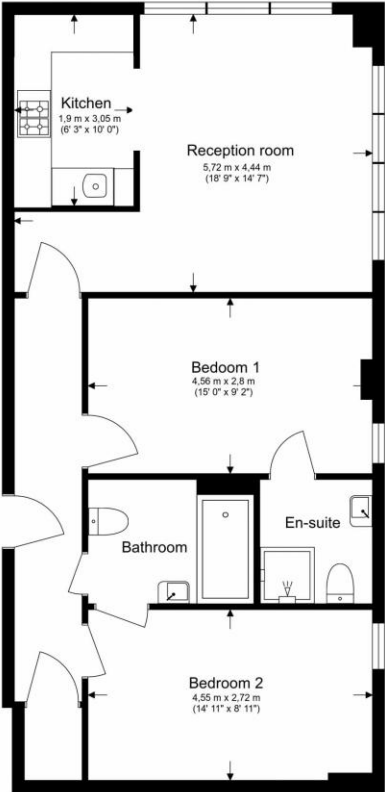




Property Features:

- Chain Free
- Allocated Parking Space
- Modern Two Bedroom Apartment
- 752 Square Feet (Approx.)
- Ground Floor
- Communal Gardens
- Walking Distance To Montrose Park
- Colindale Tube Station (Northern Line)

Ground Floor
 Total Gross Internal Area
 69.8 Sq/m - 752 Sq/ft



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.

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		

Terms & Conditions:

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

Asking Price: £375,000

Tenure: Leasehold
Expires 23/06/2138
Approximately 112 Years Remaining

Ground Rent: £362.28 (per annum)
For the year of 2025

Service Charge: £2,555.06 (per annum)
For the year of 2025
Additionally - Building and Terrorism Insurance £1,122.05

Anticipated Rent: £2,000.00 pcm
Approx. 6.4% Yield

Viewings:

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

Our reference: BEA240030

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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