



Joslin Avenue, Colindale, NW9

Asking Price: £378,000

Benham
& Reeves

Joslin Avenue, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an impressive 765 square foot (approx.) is this well presented top (fourth) floor apartment boasting a fitted kitchen which is neatly tucked away from the bright and airy living room. The living room benefits from triple aspect and leads out onto to private roof terrace offering far reaching views of the north east. 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 newly refurbished Victorian Colindale Hospital.

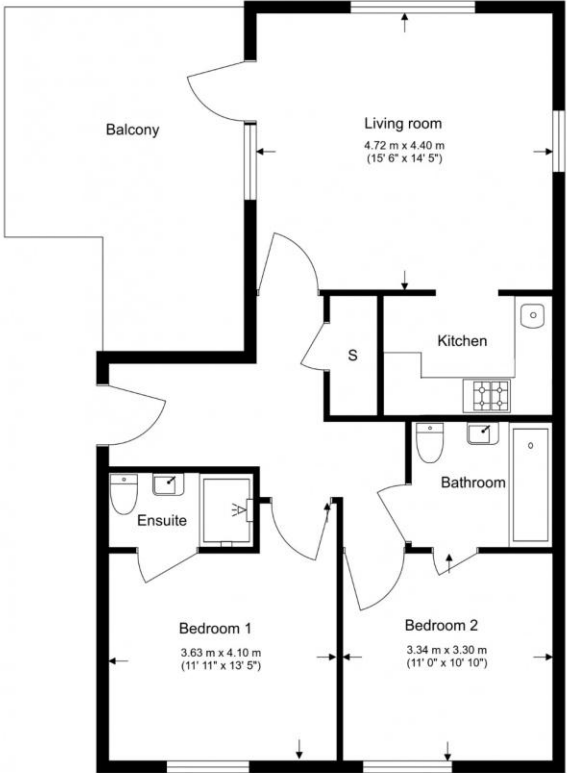




Property Features:

- Modern Two Bedroom Apartment
- Two Bathrooms
- 765 Square Feet (Approx.)
- Top (Fourth) Floor
- Large Private Terrace
- Allocated Parking Space
- Colindale Tube Station (Northern Line)
- Chain Free

Total Gross Internal Area
71.1 Sq/m - 765 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

Terms & Conditions:

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

Asking Price:	£378,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 108 Years Remaining
Ground Rent:	£250.00 (per annum) Review Period: 25 years Next Review: 24/12/2034 Increase: 100%
Service Charge:	£2,396.80 (per annum) For the year of 2026 Building insurance additional £463.43 (2026)
Anticipated Rent:	£2,000.00 pcm Approx. 6.3% Yield

Viewings:

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

Our reference: BEA240200

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

