



Charcot Road, Pulse, Colindale, NW9

Offers in excess of: £400,000

 Benham
& Reeves

Charcot Road, Pulse, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Cash Buyers Only**** Spanning an impressive 828 square feet (approx.) is this stylish 2 bedroom, 2 bathroom apartment in the well position development, The Pulse NW9. Both bedrooms offer ample space with bedroom one having an ensuite. The apartment also has a stylish kitchen set back from the living room and offers integrated appliances.

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.

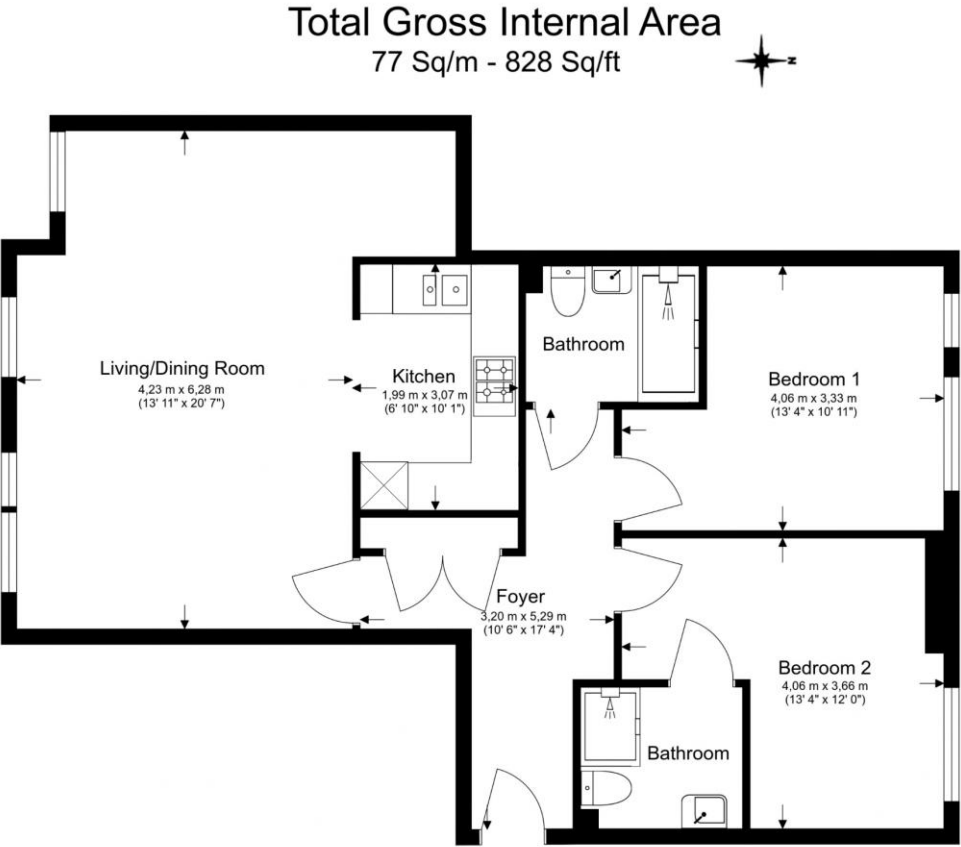





Property Features:

- Cash Buyers Only
- Allocated Parking Space
- Top Floor
- 2 Bedroom Apartment
- 2 Bathrooms
- 828 Square Feet (Approx.)
- Southern Aspect
- Colindale Tube Station (Northern Line)





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.

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

Ground Rent: £250 (per annum)
For the year of 2023

Service Charge: £1962 (per annum)
For the year of 2023
Annual Building Insurance: £606.98

Viewings:

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

Our reference: BEA230138

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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