



Benham & Reeves

**Guardian Avenue, Pulse Edition, NW9**

£462 per week, £2,002 per month + fees

 2 Bedrooms

 2 Bathrooms

 Furnished

" \*\*ON SITE AGENT\*\*

Contemporary 4th floor apartment, with wood flooring throughout, situated in a desirable development in North West London. Perfectly positioned a stone's throw from Colindale Tube Station (Northern Line) EPC \_ B

Please [click here](#) for full detail

## Property features

Selection of Amenities On-site | Well-Tended Communal Gardens | Private Balcony | Furnished | Situated within Pulse Edition, Colindale NW9 | EPC-B | Available to rent from 20 Feb 2026 | Wood Flooring | Separate Fully Fitted Kitchen | 0.1 miles to Colindale Underground Station

For more information about this property,  
please call our Colindale branch on

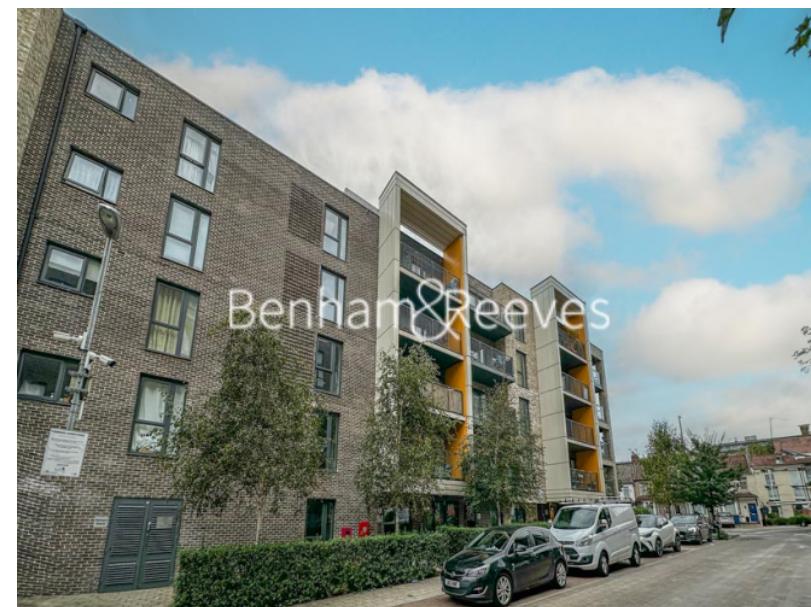
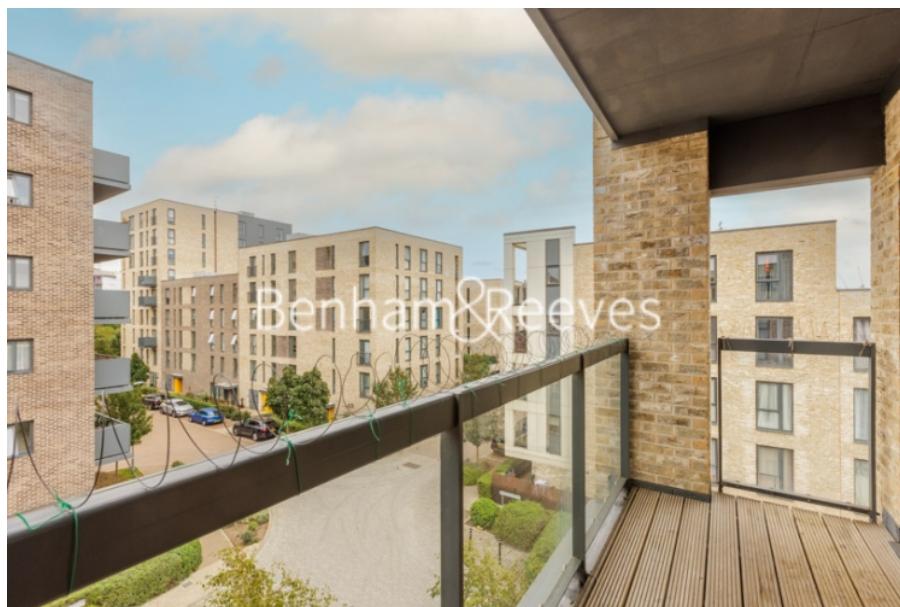
# 020 8732 7980

Redress & Client Money Protection :

Benham and Reeves are members of The Property Ombudsman redress scheme and have Client Money protection with ARLA Propertymark. You can find more information on our website at <https://www.benhams.com/membership/>



Benham & Reeves



Benham & Reeves

# Guardian Avenue, Pulse Edition, NW9

£462 per week, £2,002 per month + fees

[www.benhams.com](http://www.benhams.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## London branches open six days a week Mon - Sat

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

## International offices

China | Hong Kong SAR | India | Indonesia | Qatar | Malaysia | Middle East |  
Singapore | South Africa | Thailand | Turkey



TENANCY  
DEPOSIT  
SCHEME  
PROTECTED



naei propertymark  
PROTECTED



arla propertymark  
PROTECTED



APPROVED CODE  
TRADING STANDARDS UK

Benham & Reeves