



Salk Close, Colindale, NW9

Offers Over: £290,000

 Benham
& Reeves

Salk Close, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set on the top (7th) floor and spanning an impressive 521 square feet (approx.) is this modern one bedroom, one bathroom apartment. The property has recently been decorated and boasts a modern kitchen and an airy living room. The bedroom is carpeted and is well sized for storage space. Further benefits include a modern three piece family bathroom, storage cupboard, allocated parking bay 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.

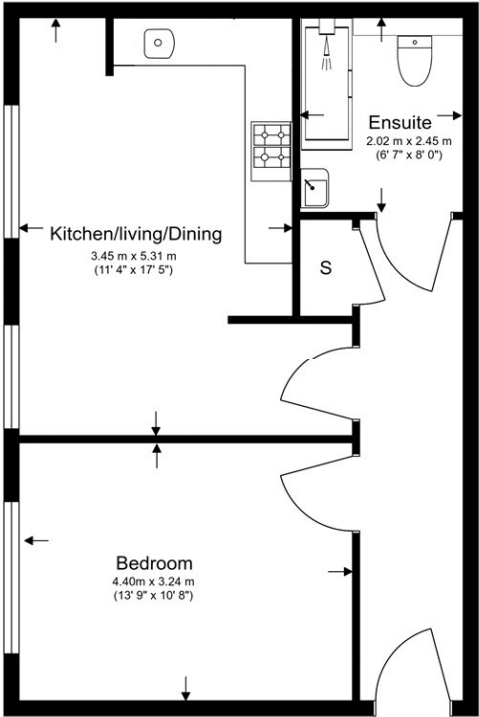




Property Features:

- Chain Free
- One Bedroom Apartment
- Allocated Parking Bay
- 521 Square Feet (approx.)
- Top (7th) Floor
- West Facing Views
- Colindale Tube Station (Zone 4)
- Onsite Shopping & Leisure Facilities

Total Gross Internal Area
48.4 Sq/m - 521 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Offers Over:	£290,000
Tenure:	Leasehold Expires 13/06/2138 Approximately 113 Years Remaining
Ground Rent:	£225.00 (per annum) for the year 2024
Service Charge:	£1,112.88 (per annum) for the year 2024
Anticipated Rent:	£1,500.00 pcm Approx. 6.2% Yield

Viewings:

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

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