



Needleman Close, Colindale, NW9

Price Reduced to: £260,000

Benham
& Reeves

Needleman Close, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA240323

Set on the sixth floor and spanning an impressive 477 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 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.





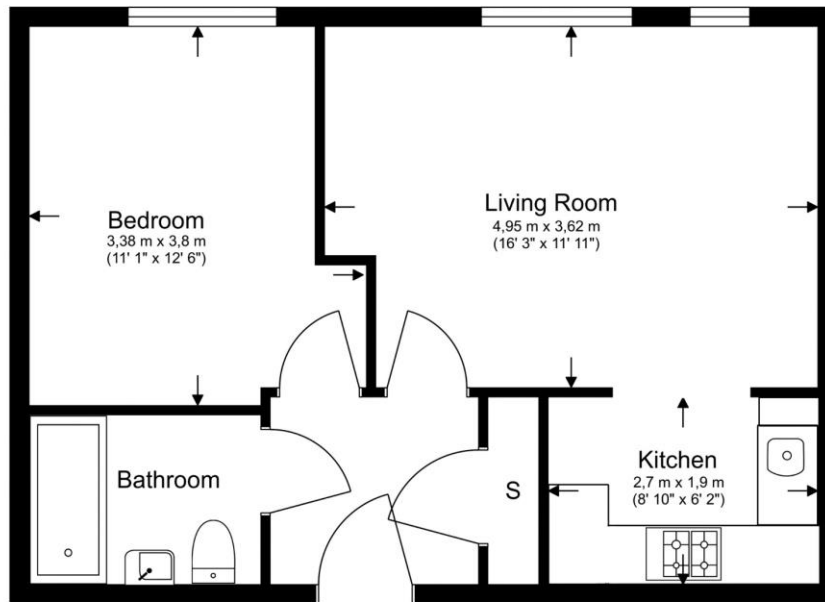
Property Features:

- Chain Free
- One Bedroom Apartment
- One Bathroom
- 477 Square Feet (approx.)
- Sixth Floor
- North West Facing Views
- Colindale Tube Station (Zone 4)
- Onsite Shopping & Leisure Facilities



Sixth Floor

Total Gross Internal Area
44.3 Sq/m - 477 Sq/ft



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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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

Terms & Conditions:

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

Price Reduced £260,000
to:

Tenure: Leasehold
Expires 23/12/2134
Approximately 110 Years Remaining

Ground Rent: £232.00 (per annum)
For the year of 2024

Service Charge: £3,100.00 approx. (per annum)
For the year of 2024

Anticipated Rent: £1,450.00 pcm
Approx. 6.7% Yield

Viewings:

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

Our reference: BEA240323

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