



# Joslin Avenue, London, NW9

Price Reduced to: £470,000

Benham  
& Reeves

# Joslin Avenue, London, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240200

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.




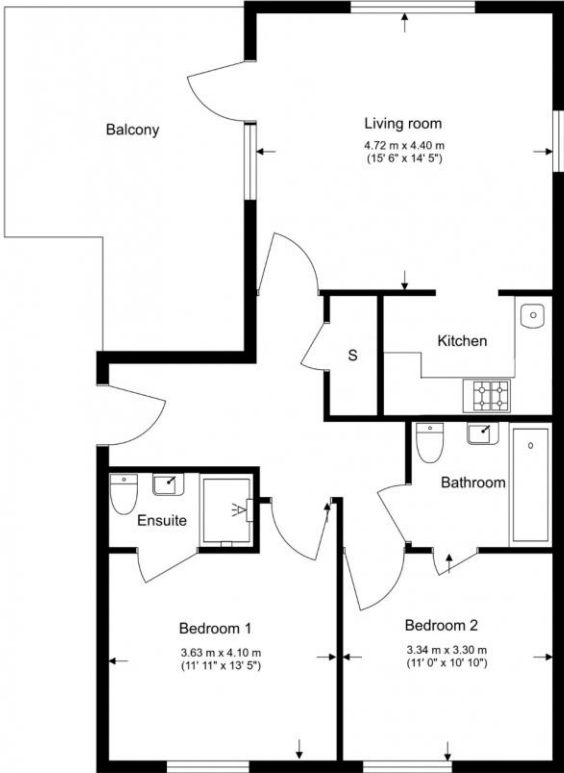


## Property Features:

- 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 £470,000

to:

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

Ground Rent: £250.00 (per annum)  
For the year of 2024

Service Charge: £2,420.48 approx. (per annum)  
For the year of 2024

Anticipated Rent: £2,000.00 pcm  
Approx. 5.1% Yield

## Viewings:

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

Our reference: BEA240200

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

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