



Charcot Road, Colindale, NW9

Asking Price: £470,000

 Benham
& Reeves

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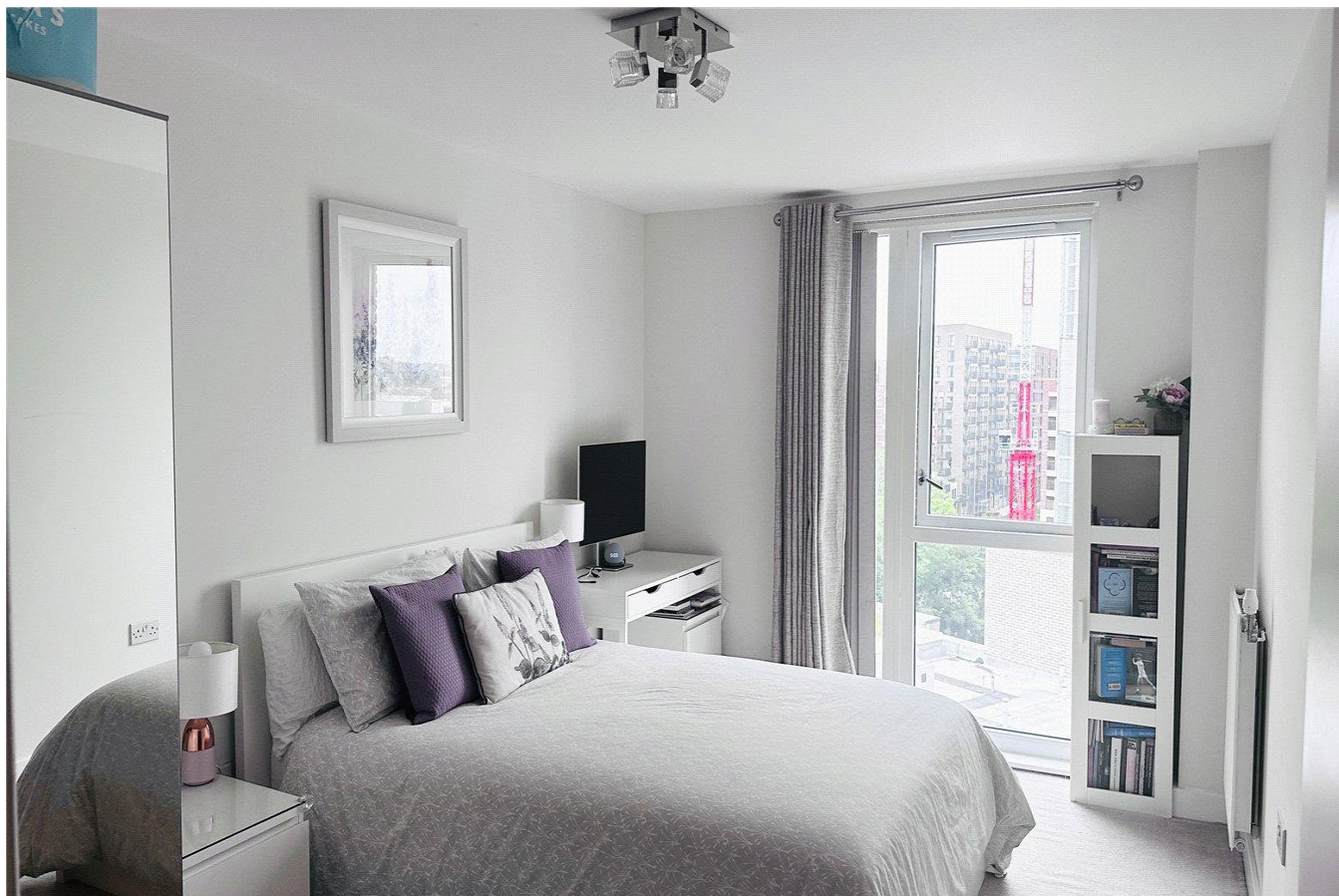
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA250085

Spanning an impressive 741 square foot (approx.) is this well presented apartment boasting a fitted kitchen which is neatly tucked away from the bright and airy living room. The living room benefits from dual aspect and leads out onto to private balcony offering far reaching views of the 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.



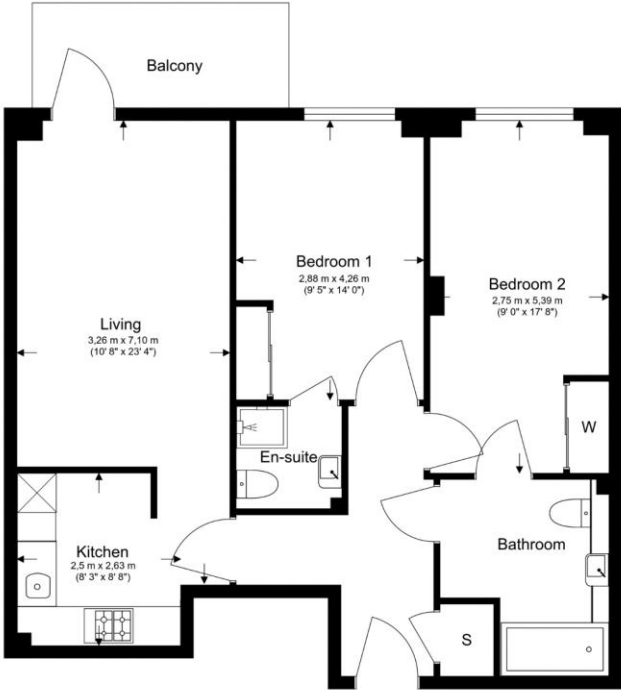


Property Features:

- Chain Free Modern
- Two Bedroom Apartment
- Two Bathrooms
- Allocated Parking Space
- 741 Square Feet (Approx)
- Top (Eighth) Floor
- Walking Distance To Montrose Park
- Colindale Tube Station (Northern Line)



8th Floor Total Gross Internal Area 68.8 Sq/m - 741 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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.

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Tenure: Leasehold
Expires 23/06/2264
Approximately 239 Years Remaining

Ground Rent: £460.00 (per annum)
For the year of 2025

Service Charge: £2,586.00 approx. (per annum)
For the year of 2025

Viewings:

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

Our reference: BEA250085

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W: www.benhams.com

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