



# Needleman Close, Pulse, Colindale, NW9

Asking Price: £400,000



# Needleman Close, Pulse, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# ACC220238

Situated on the ground and benefiting from its own private entrance is this modern apartment located in the desirable Pulse development, moments away from Colindale tube station. The property boasts two double bedrooms facing west with the spacious living room facing east. The custom designed kitchen features integrated appliances and is neatly tucked away. Further benefits include two stylish bathroom suites, parking for one car 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.

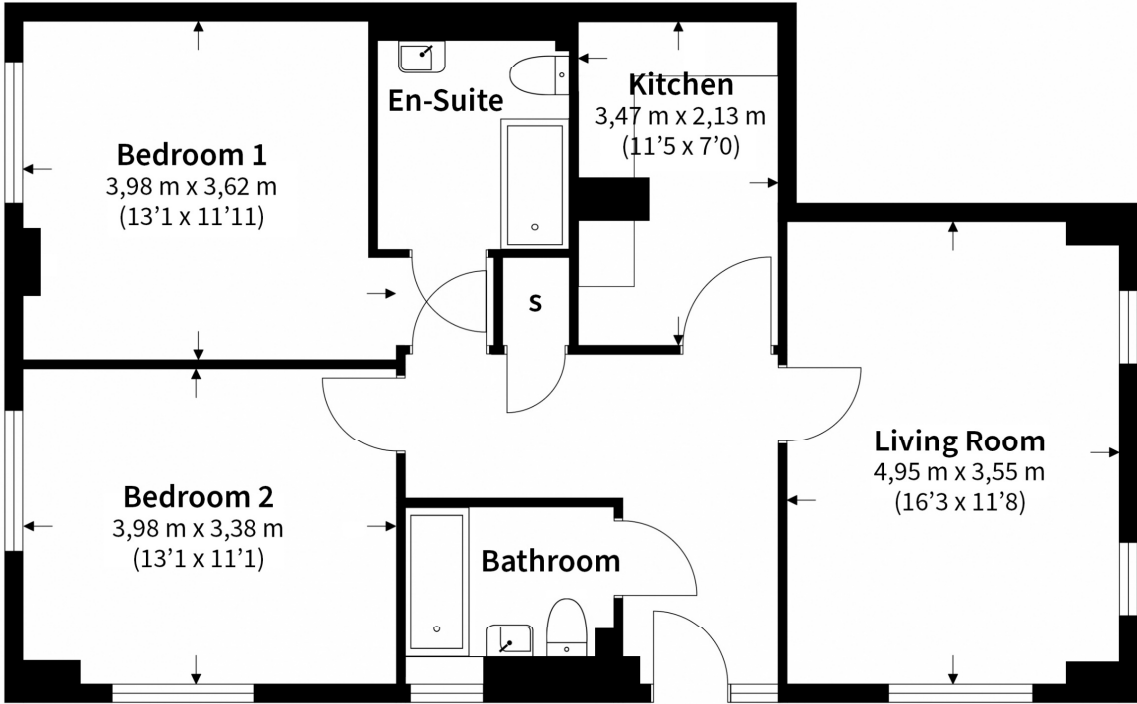




## Property Features:

- Parking Included
- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- Ground Floor
- 800 Square Feet (Approx.)
- Colindale Tube Station
- Walking Distance To Montrose Park

**Ground Floor**  
 Total Gross Internal Area 74.3 Sq/m - 800 Sq/ft



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>79</b>	<b>79</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	

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.

Asking Price: £400,000

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

Ground Rent: £125.00 (per annum)  
For the year of 2023

Service Charge: £933.26 (per annum)  
For the year of 2023

Anticipated Rent: £1,950.00 pcm  
Approx. 5.9% Yield

## Viewings:

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

Our reference: ACC220238

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