

Joslin Avenue, Colindale, NW9

Asking Price: £370,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Spanning an impressive 765 square foot (approx.) is this well presented top (fourth) floor apartment boasting a fitted kitchen which is neatly tucket 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.







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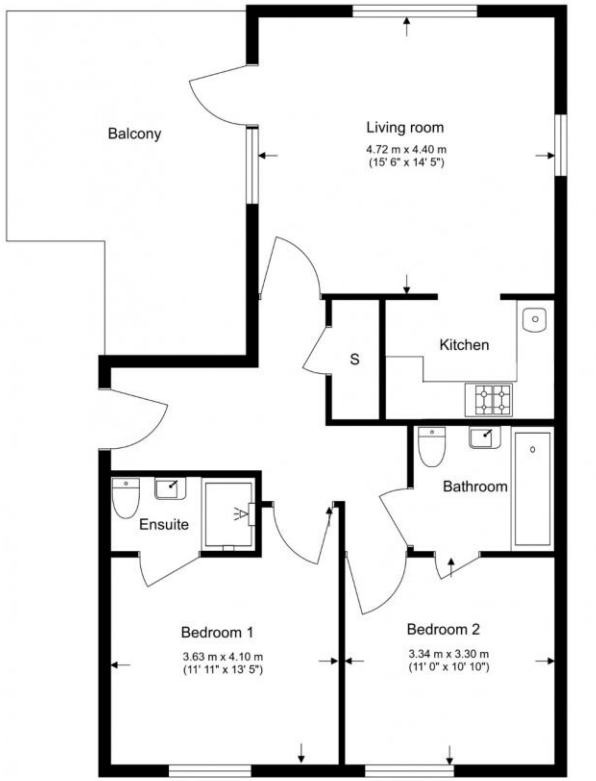



Property Features:

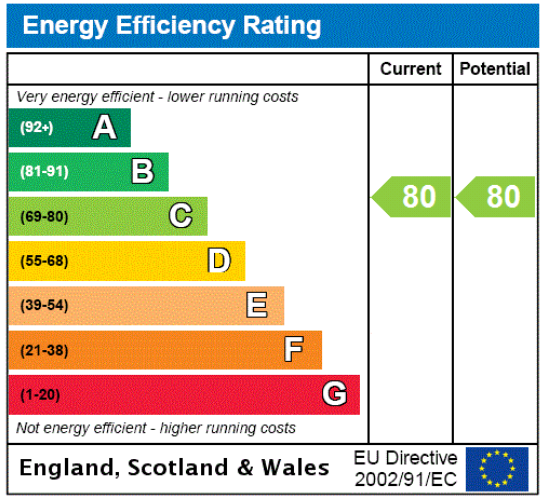
- Modern Two Bedroom Apartment
- Two Bathrooms
- 765 Square Feet (Approx.)
- Top (Fourth) Floor
- Large Private Terrace
- Allocated Parking Space
- Colindale Tube Station (Northern Line)
- Chain Free

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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.



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Terms & Conditions:

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

Asking Price:	£370,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 108 Years Remaining
Ground Rent:	£250.00 (per annum) Review Period: 25 years Next Review: 24/12/2034 Increase: 100%
Service Charge:	£2,657.00 (per annum) To March 2027 Building insurance additional £463.43 (2026)
Anticipated Rent:	£2,000.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: BEA240200

T: 020 8732 7980
E: beaufortpark.sales@benhams.com
W: www.benhams.com

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