

Joslin Avenue, Colindale, NW9

Asking Price: £350,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A modern two bedroom, two bathroom apartment located on the fourth floor and spanning a comfortable 682 square feet (approx.). This chain free home offers a custom designed kitchen with integrated appliances, a bright and airy reception room with access to a private balcony offering north west views, two double bedrooms both benefiting from access to stylish bathrooms and south eastern views. Further benefits include an allocated car space, storage cupboard, lift to all floors and telephone entry.

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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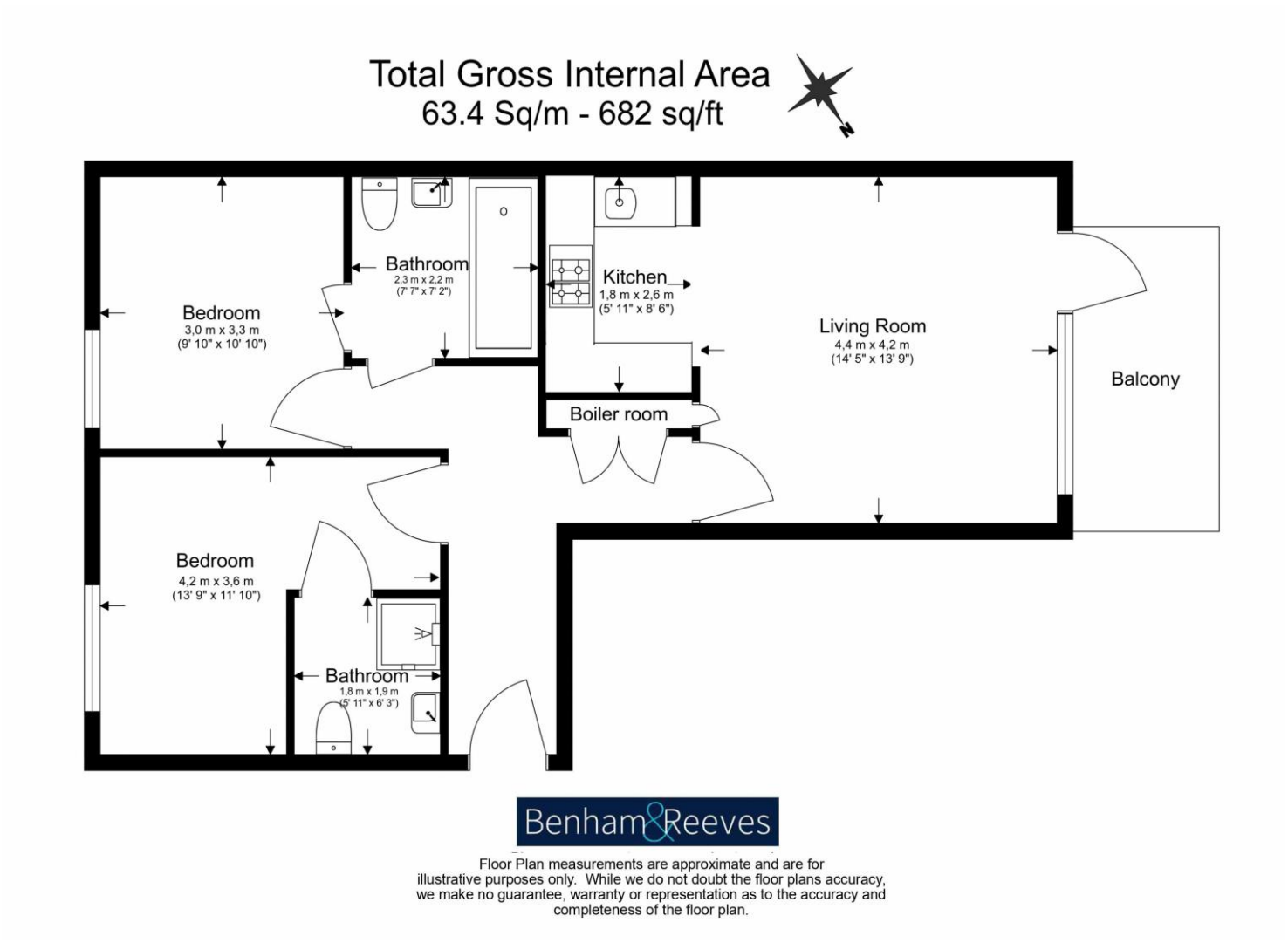


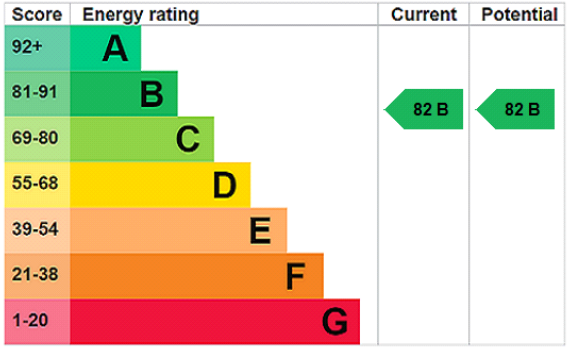


Property Features:

- Allocated Car Parking Space
- Modern Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- Private Balcony
- 682 Square Feet (Approx.)
- Colindale Tube Station (Zone 4)
- Onsite Shopping & Leisure Facilities

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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:	£350,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 108 Years Remaining
Ground Rent:	£258.00 (per annum) For the year of 2026
Service Charge:	£5,137.24 (per annum) To March 2027
Anticipated Rent:	£1,800.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: CHD250029

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