

Charcot Road, Colindale, NW9

Asking Price: £350,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Gated Parking Space Included Newly decorated is this pristine two bedroom two bathroom apartment on the fourth floor of Felix Court, The Pulse development. This desirable apartment boasts a well-proportioned and practical layout spanning an impressive c. 742 square feet. The custom designed kitchen with integrated appliances is neatly tucked away from the bright and airy living room, which has direct access to the south facing balcony offering far reaching views. Both bedrooms are carpeted and offer ample space, with the principal bedroom having the added luxury of built in wardrobes and ensuite shower room. The apartment is 4 minutes walk from the newly refurbished Colindale Station and 3 minutes walk from the 27-acre Montrose Park.

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 Victorian Colindale Hospital.







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Property Features:

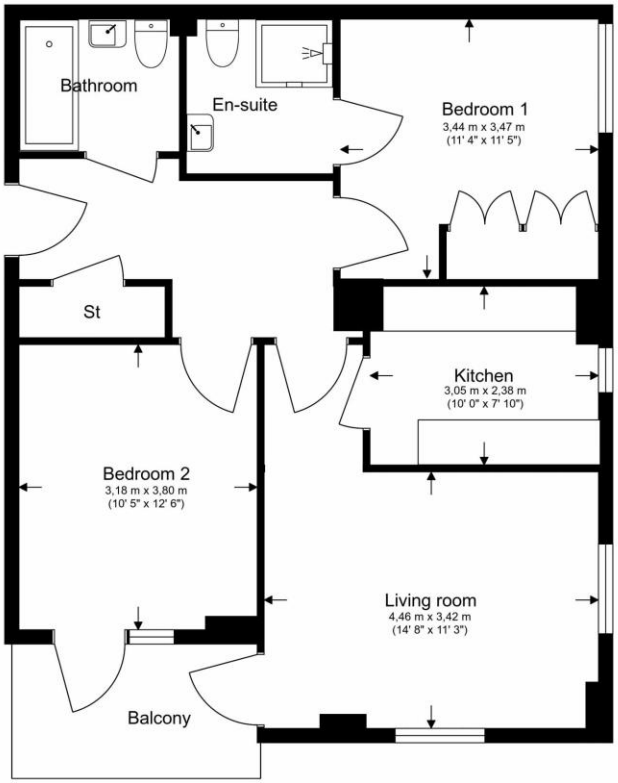
- Chain Free
- Gated Parking Space Included
- Pristine Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 742 Square Feet (Approx.)
- Private South Facing Balcony
- Colindale Tube Station (Northern Line)
- Shopping & Leisure Amenities Nearby

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Fourth Floor

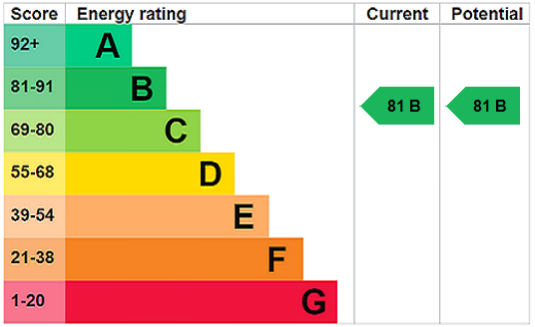
Total Gross Internal Area

68.9 Sq/m - 742 Sq/ft



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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:	£350,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 108 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£3,017.13 (per annum) From 01/04/26 to 31/03/27 Building insurance £665.90 (From 20/11/2025 to 19/11/2026)
Anticipated Rent:	£2,100.00 pcm Approx. 7.2% Yield

Viewings:

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

Our reference: CHD260019

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