

Needleman Close, Colindale, NW9

Asking Price: £255,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Set on the fourth floor and spanning a generous 455 square feet (approx.) is this modern one bedroom, one bathroom apartment. The property is well presented throughout and boasts a modern kitchen and an airy living room. The bedroom is carpeted and is well sized for storage space. Further benefits include a modern three piece family bathroom, storage cupboard, eastern views and residents parking bays – subject to availability.

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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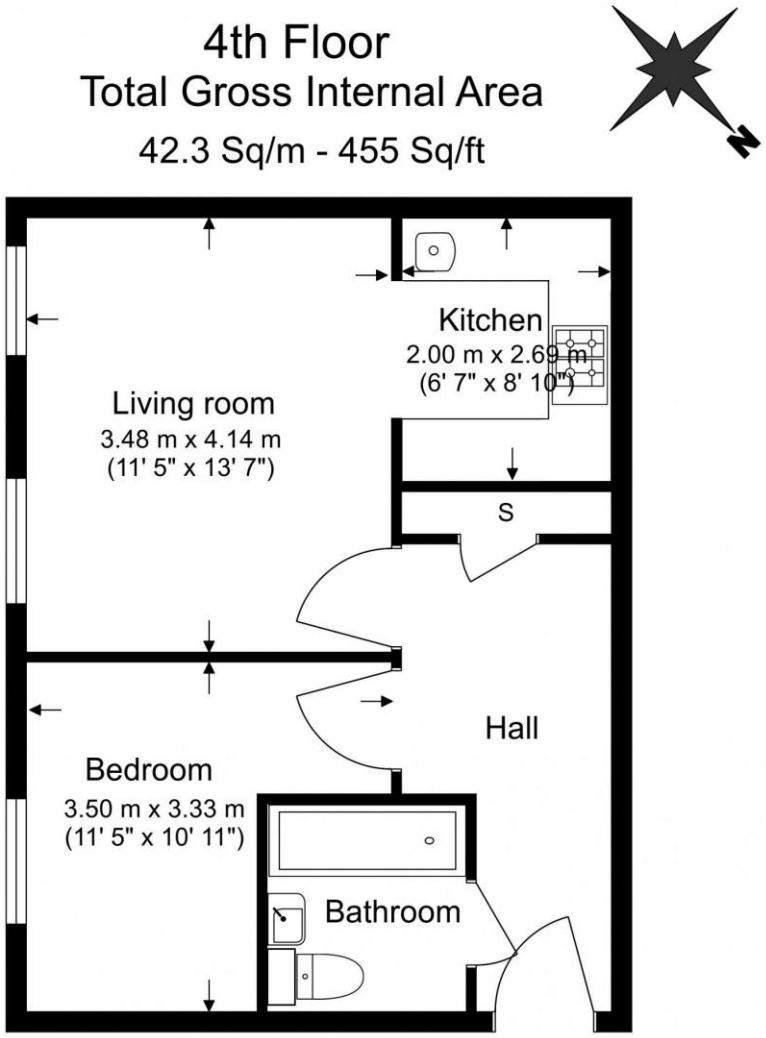




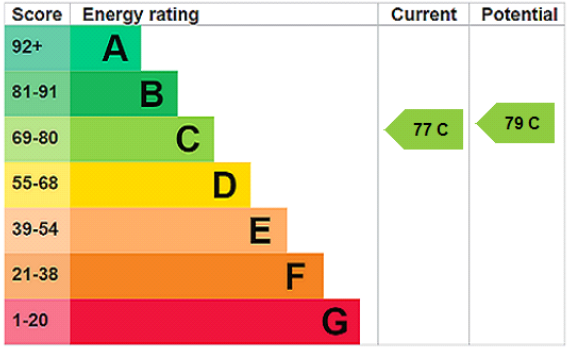
Property Features:

- Residents Parking Bays – Subject To Availability
- One Bedroom Apartment
- One Bathroom
- 455 Square Feet (approx.)
- Fourth Floor
- East Facing Views
- Colindale Tube Station (Zone 4)
- Onsite Shopping & Leisure Facilities

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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:	£255,000
Tenure:	Leasehold Expires 23/12/2134 Approximately 108 Years Remaining
Ground Rent:	£225.00 (per annum) For the year of 2026
Service Charge:	£2,340.00 (per annum) For the year of 2026
Anticipated Rent:	£1,600.00 pcm Approx. 7.5% Yield

Viewings:

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

Our reference: BEA260345

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