



## Charcot Road, London

### £525,000 Leasehold

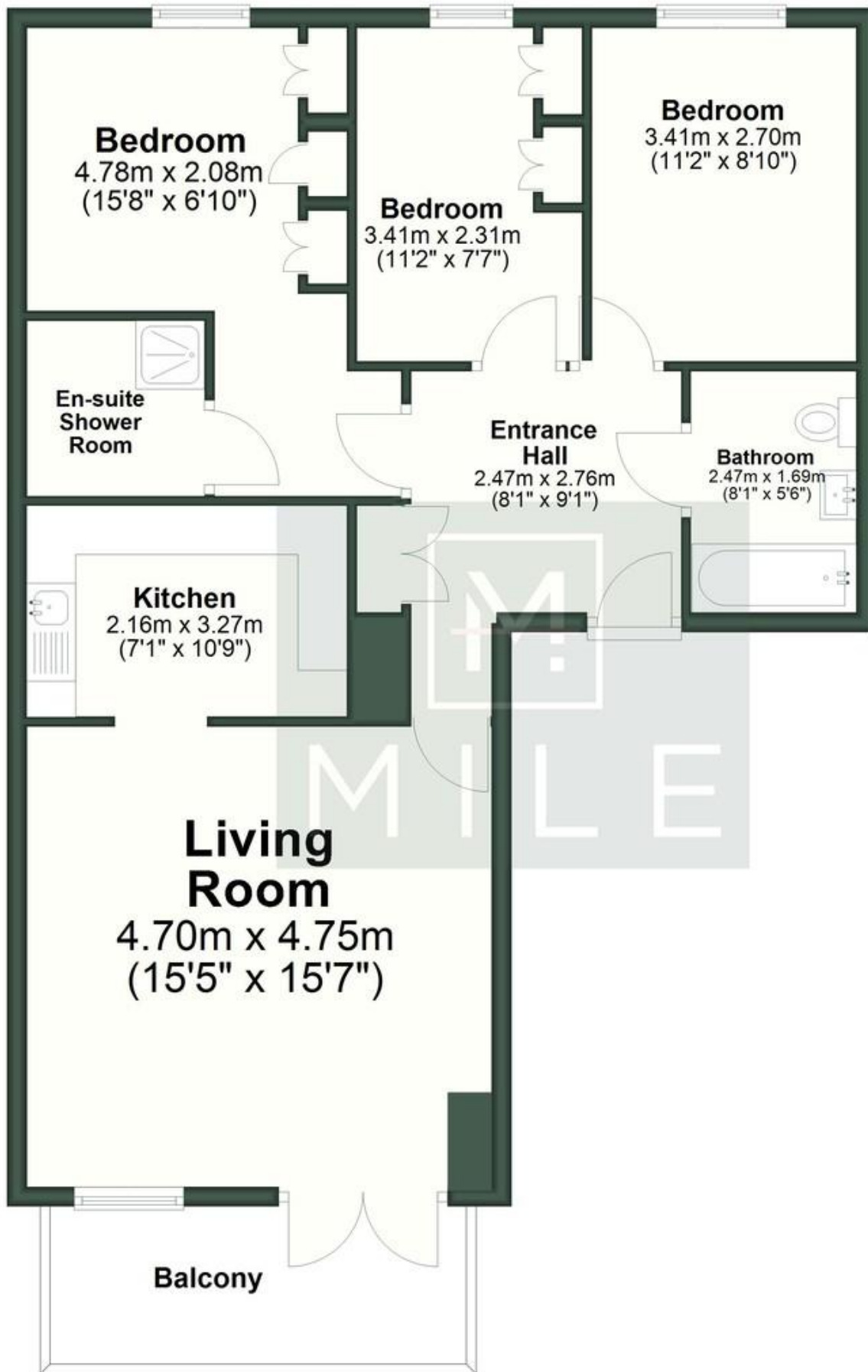
#### LOW SERVICE CHARGE!

A spacious and well-presented three-bedroom, two-bathroom flat located within the popular Pulse Development in Colindale. The apartment offers a bright open-plan living and dining area with direct access to a private balcony, ideal for relaxing or entertaining. The modern kitchen is fully fitted with integrated appliances and contemporary cabinetry. Accommodation includes three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a stylish family bathroom. Further features include good storage, double glazing, and a neutral finish throughout. Ideally positioned close to local amenities, green spaces, and excellent transport links, with Colindale Underground Station (Northern Line) within easy reach, as well as a growing selection of shops, cafés, and leisure facilities.

- Three bedroom flat
- Two bathrooms (one En-suite)
- Allocated Gated Parking
- Modern
- 2 min walk to Station
- LOW SERVICE CHARGE
- EPC Rating C
- MUST BE SEEN TO AVOICE DISSAPPOINTMENT!
- FULLY FITTED KITCHEN

## Sixth Floor

Approx. 77.8 sq. metres (837.4 sq. feet)



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.