



## Tanner Close, Colindale, NW9 5PZ

### £290,000 - Leasehold

**CHAIN FREE** – Modern One Bedroom Apartment in the Pulse Development, Colindale NW9

A well-presented and chain-free one-bedroom apartment located in the sought-after Pulse Development, just moments from Colindale Tube Station and local amenities. This bright and spacious home offers contemporary living with excellent transport links, making it an ideal choice for first-time buyers, professionals, or investors alike.

Situated on the ground floor with its own private entrance, the apartment features a generous 22ft open-plan kitchen and reception area with large, dual-aspect double-glazed windows that flood the space with natural light. The modern kitchen is fully fitted with quality appliances, including a refrigerator, oven, dishwasher, and washing machine.

The large double bedroom offers ample storage space, while the sleek bathroom is finished to a high standard.

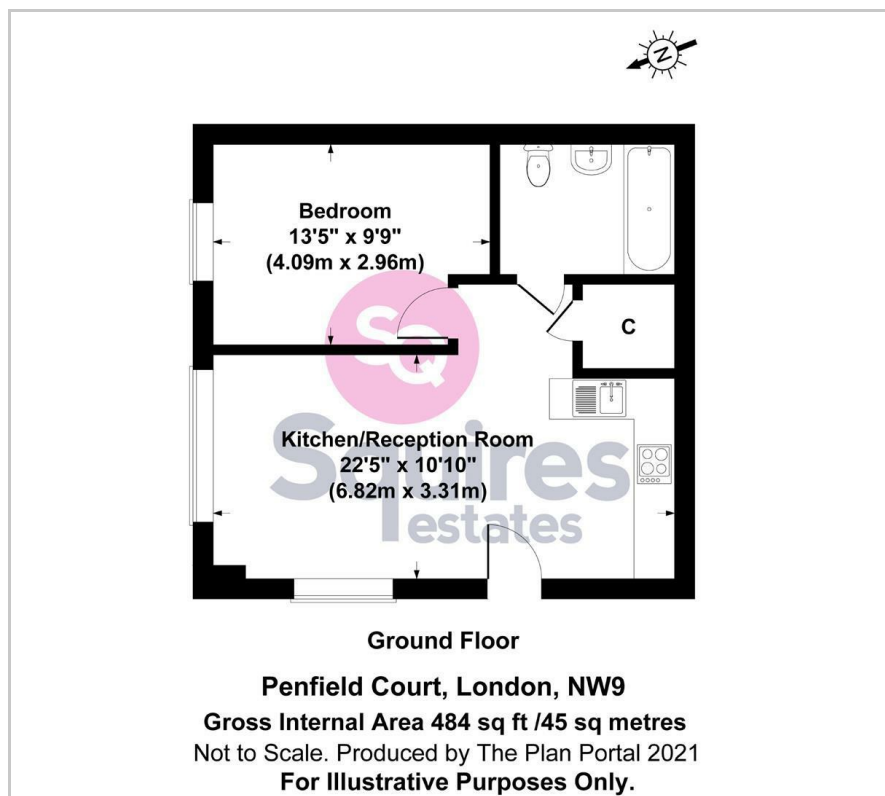
Contact Squires Estates today to arrange a viewing.

Leasehold - 109 years remaining  
Ground Rent: £225.00 per annum  
Service Charge: £1,825.83 per annum  
Barnet Council Tax Band C

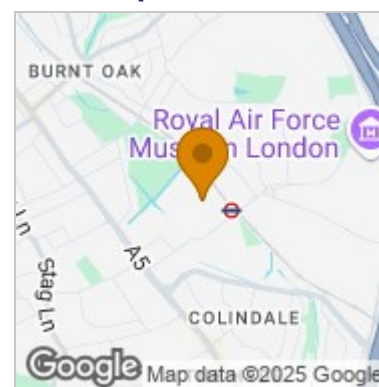
- Chain Free
- One Bedroom Flat
- 22ft Kitchen / Reception Room
- Large Double Glazed Windows
- Large Bedroom
- Ideal First Time Purchase
- Excellent Transport Links
- 0.2 Miles to Colindale Underground Station
- Ground Floor
- Barnet Council Tax Band C



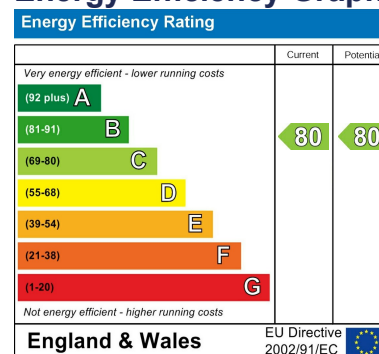
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

