



1

Bedroom



1

Bathroom



Warren Bradley Estates are pleased to offer for sale this modern 1 bedroom apartment located on the third floor within the popular Pulse Development where residents benefit from numerous restaurants, supermarkets, coffee shops and being just a short stroll from Colindale tube station. The property benefits from a spacious lounge which leads to a modern fitted kitchen, a large double bedroom, fully tiled bathroom and a balcony offering views of Montrose Park.

**Hall** 3.06m x 2.70m (10' x 8' 10")

**Reception Room** 4.50m x 4.40m (14' 9" x 14' 5")

**Balcony** 3.70m x 1.60m (12' 2" x 5' 3")

**Bedroom** 3.60m x 3.20m (11' 10" x 10' 6")

**Kitchen** 3.20m x 2.10m (10' 6" x 6' 11")

**Bathroom** 3.00m x 1.50m (9' 10" x 4' 11")

#### **Leasehold**

115 Years Remaining - As advised by the Vendor

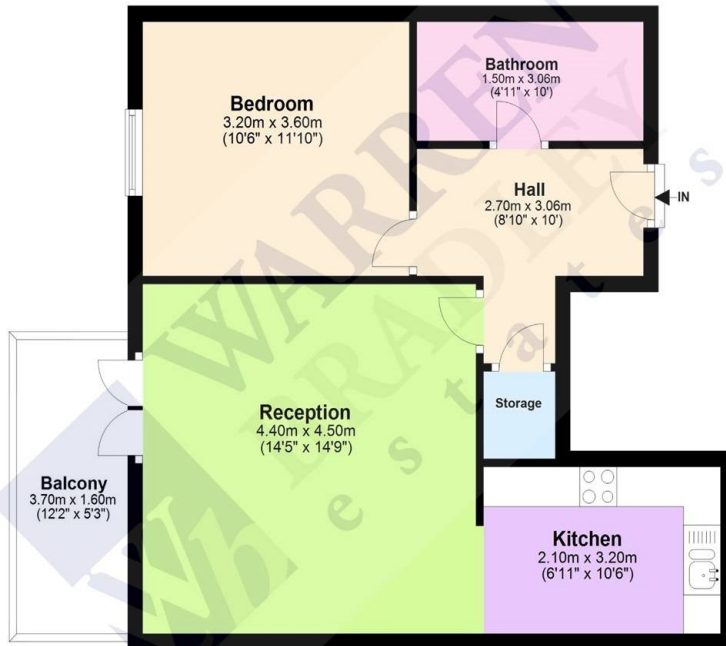
#### **Service Charge**

£ 2300.00 Per Annum - As advised by the Vendor

#### **Ground Rent**

£ 150.95 Per Annum - As advised by the Vendor

**Theodor Court**  
Approx. 51.5 sq. metres (554.6 sq. feet)



Total area: approx. 51.5 sq. metres (554.6 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

