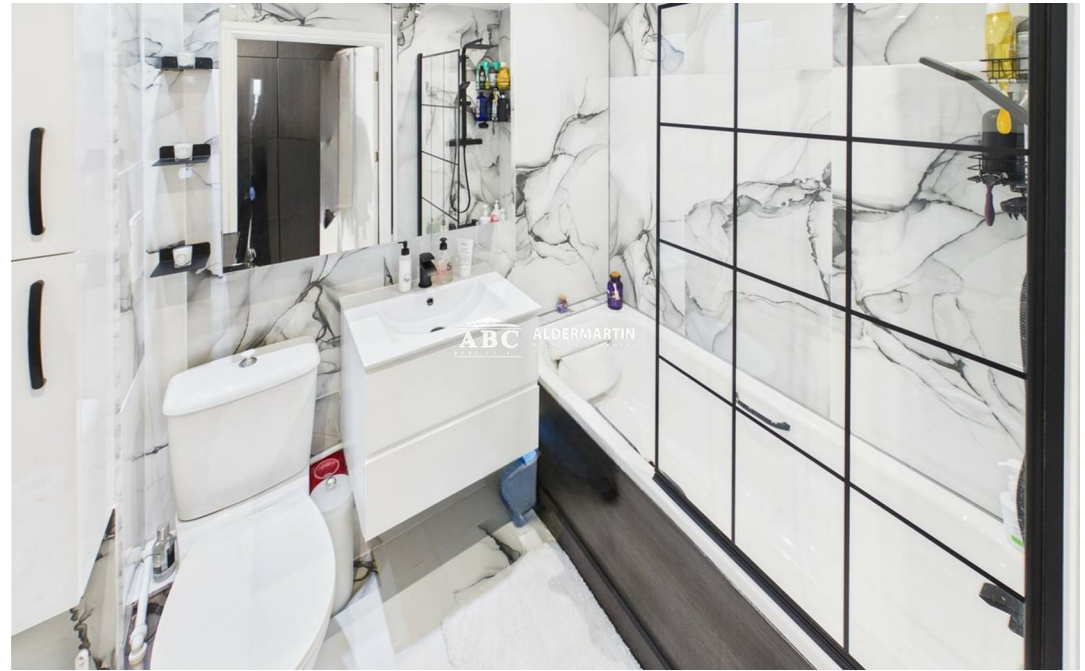
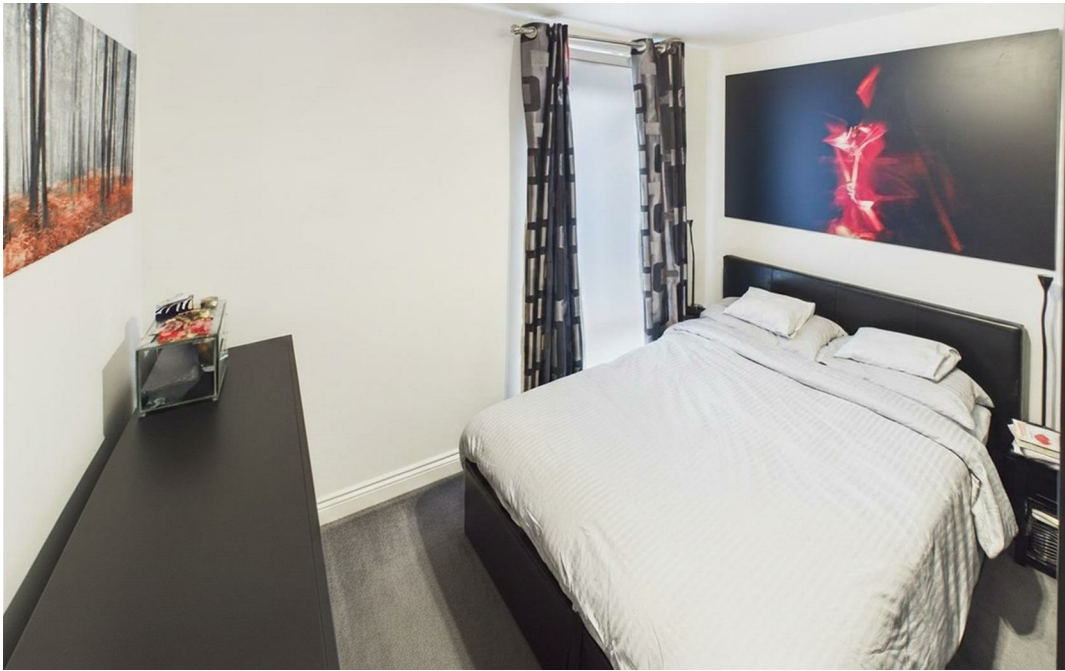
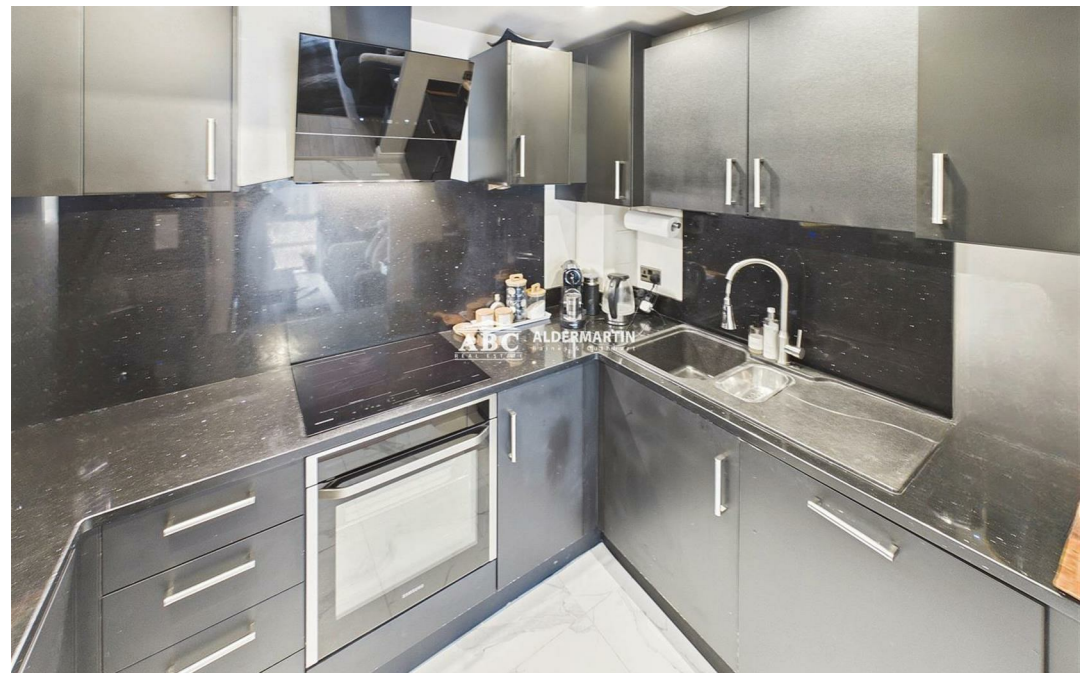
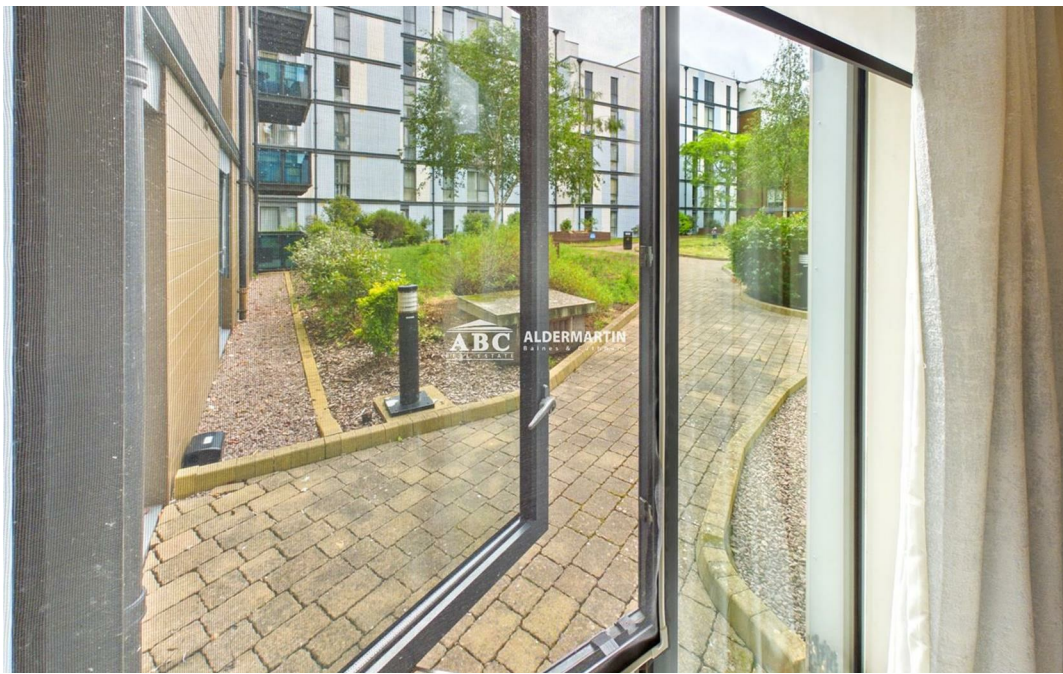




**Needleman Close, London NW9 5ZW**

**£310,000  
Leasehold**





- FIRST FLOOR FLAT
- UNDERGROUND PARKING
- EASY ACCESS TO CENTRAL LONDON VIA NORTHERN LINE
- DOUBLE BEDROOM
- SHORT WALK AWAY TO COLINDALE STATION
- COMMUNAL GARDENS
- RECENTLY RENOVATED KITCHEN & RECEPTION
- EXCELLENT PROXIMITY TO SHOPS AND AMENITIES.
- SOLE AGENCY

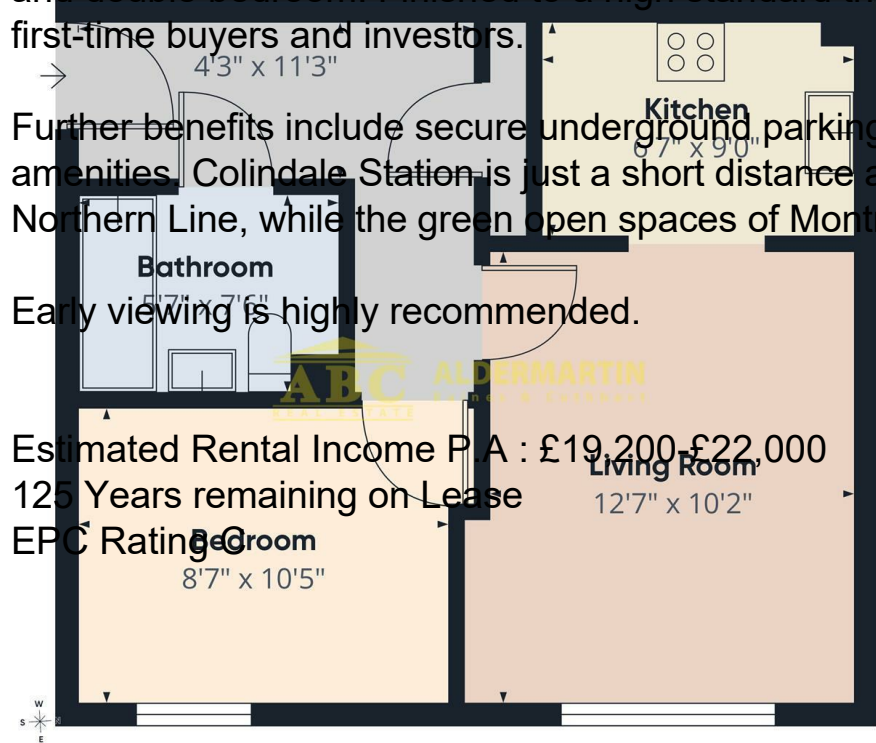
ABC Estates are delighted to present this contemporary one-bedroom first-floor apartment, ideally situated within walking distance of Colindale Station.

The property comprises a well-proportioned reception room, a recently renovated modern kitchen, a stylish bathroom, and double bedroom. Finished to a high standard throughout, the apartment presents an excellent opportunity for both first-time buyers and investors.

Further benefits include secure underground parking, communal garden area, and an enviable location close to local amenities. Colindale Station is just a short distance away, providing excellent transport links to Central London via the Northern Line, while the green open spaces of Montrose Park are also nearby.

Early viewing is highly recommended.

Estimated Rental Income P/A : £19,200 - £22,000  
 125 Years remaining on Lease  
 EPC Rating C

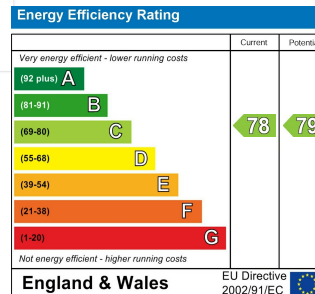


Approximate total area<sup>m</sup>  
406 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**ABC Hendon Sales**  
**0208 203 4567**  
**020 8203 4567**

