



Asking Price £399,950  
Needleman Close, Colindale



2

Bedrooms



2

Bathrooms

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020 8200 7007



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Warren Bradley Estates are delighted to offer for sale this well presented first floor, two bedroom two bathroom apartment located within the popular Pulse Development, situated just a short stroll to Colindale Underground Station.

Internally the property benefits from a large corner lounge with a dual aspect view, a fully fitted kitchen with integrated appliances, main bedroom with ensuite shower, spacious second bedroom and a fully tiled main bathroom.

Externally the property benefits from a lift, security intercom system and well maintained communal gardens. Located close to all local amenities including green spaces, shops and restaurants. Offered with a long lease, call now for an immediate viewing.

**Reception** 4.70m x 3.90m (15' 5" x 12' 10")

**Kitchen** 2.90m x 1.80m (9' 6" x 5' 11")

**Bedroom 1** 3.90m x 3.20m (12' 10" x 10' 6")

**En-suite Shower** 2.10m x 1.40m (6' 11" x 4' 7")

**Bedroom 2** 3.60m x 3.30m (11' 10" x 10' 10")

**Bathroom** 2.10m x 1.50m (6' 11" x 4' 11")

**Leasehold**  
125 Years from 2011 (111 Years unexpired Term) - Documents not seen

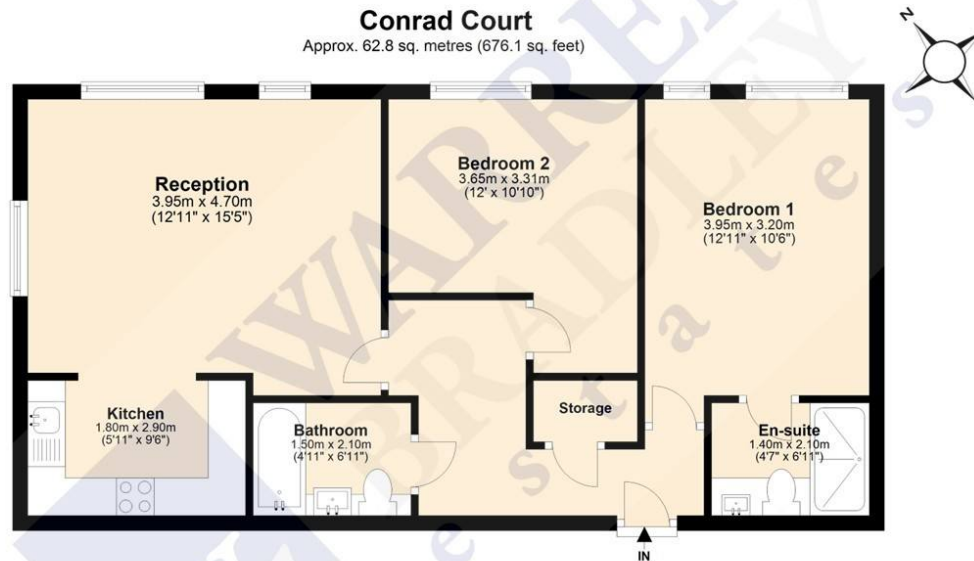
**Service Charge**  
£2095.00 (Per Annum) - Documents not seen

**Ground Rent**  
£250.00 (Per Annum) - Documents not seen





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Total area: approx. 62.8 sq. metres (676.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 2 Needleman Close, NW9

