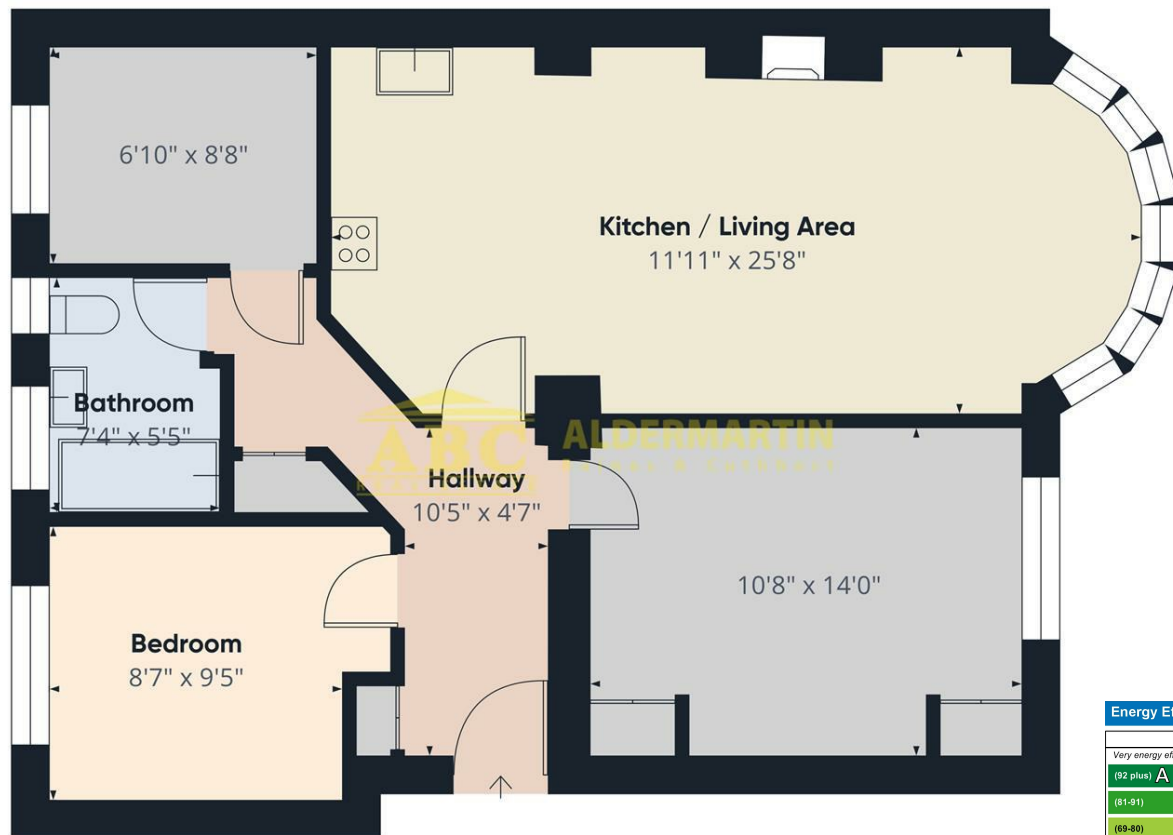




**Quadrant Close, London NW4 3BY**

**£340,000  
Leasehold**



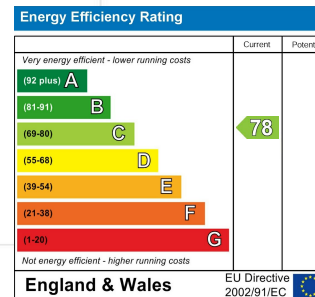
Approximate total area<sup>®</sup>  
709 ft<sup>2</sup>

ABC Estates are delighted to present this bright and spacious three-bedroom ground floor property, ideally located just moments away from Hendon Central Station.

The property comprises three well-proportioned bedrooms, a large reception room and a family bathroom. Further benefits include on-street parking and generous living space throughout, making it an ideal home for families.

Conveniently situated, the property offers easy access to the M1, as well as a wide range of local shops, restaurants, and amenities. It is also within close proximity to well-regarded schools, including North London Grammar School, St Mary & St Johns Primary School & St Joseph Catholic Primary School

For investors, this property represents an attractive opportunity, with an estimated rental income of £25,000–£27,000 per annum.



Priced to sell.

**UNDER OFFER**

Chain free

EPC Rating: C

Council Tax Band: D

- 2 DOUBLE BEDROOMS & 1 SINGLE
- GROUND FLOOR
- DOUBLE GLAZED WINDOWS

- MOMENTS AWAY FROM HENDON CENTRAL STATION
- 1 BATH
- COUNCIL TAX BAND D & EPC RATING C
- ON-STREET PARKING

- SHORT WALK TO BRENT STREET
- LARGE RECEPTION ROOM
- LOCAL AUTHORITY : BARNET

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

