



NEEDLEMAN CLOSE

LONDON, NW9

£475,000
LEASEHOLD

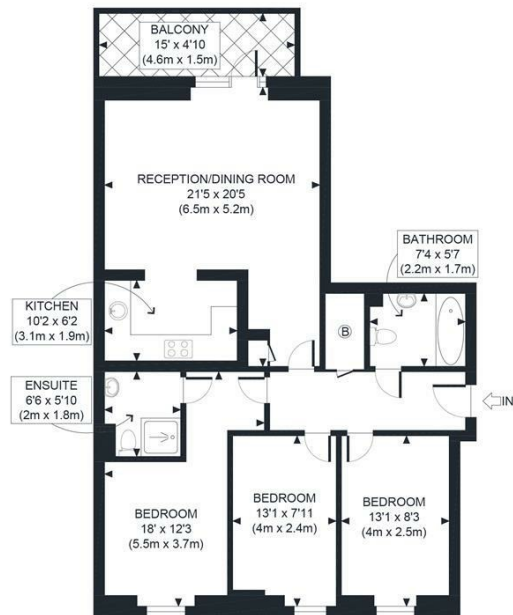
A well-presented three-bedroom, two-bathroom apartment situated within a modern development in Colindale.

The property comprises a spacious open-plan reception room and kitchen, principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. The apartment benefits from good natural light, ample storage, and a practical layout throughout.

Conveniently located close to Colindale Underground Station (Northern Line), as well as a range of local shops, supermarkets, restaurants, and leisure facilities.

Key Features

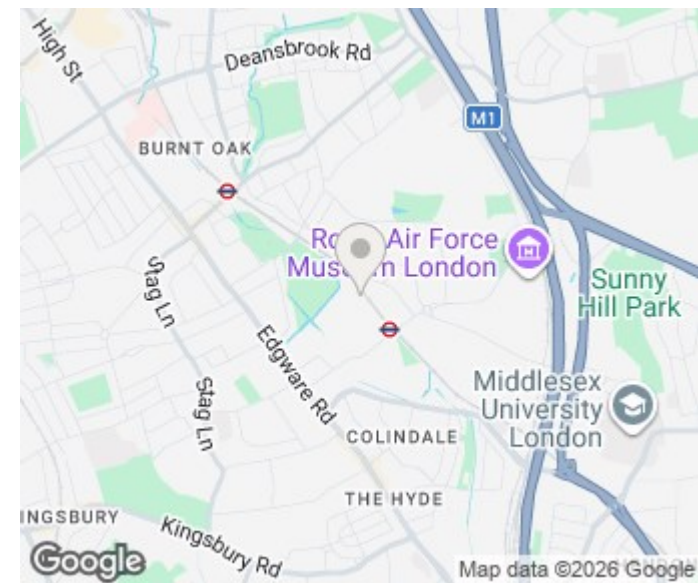
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FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 908 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 908 SQ FT / 84 SQM	Needleman Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 31/08/26
	photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London
PMP International
94 Belsize Lane
Belsize Park
London
NW3 5BE

020 7701 2878
info@pmpi.co.uk
www.pmpi.co.uk

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