



**Magpie Close, London NW9 5DD**

**£310,000  
Leasehold**







- 1 BEDROOM
- EPC RATING C & COUNCIL TAX BAND C
- GREAT INVESTMENT OPPORTUNITY

- SPACIOUS
- FIRST FLOOR APARTMENT

- 5 MINUTES WALK FROM COLINDALE STATION
- RECENTLY REDOCORATED

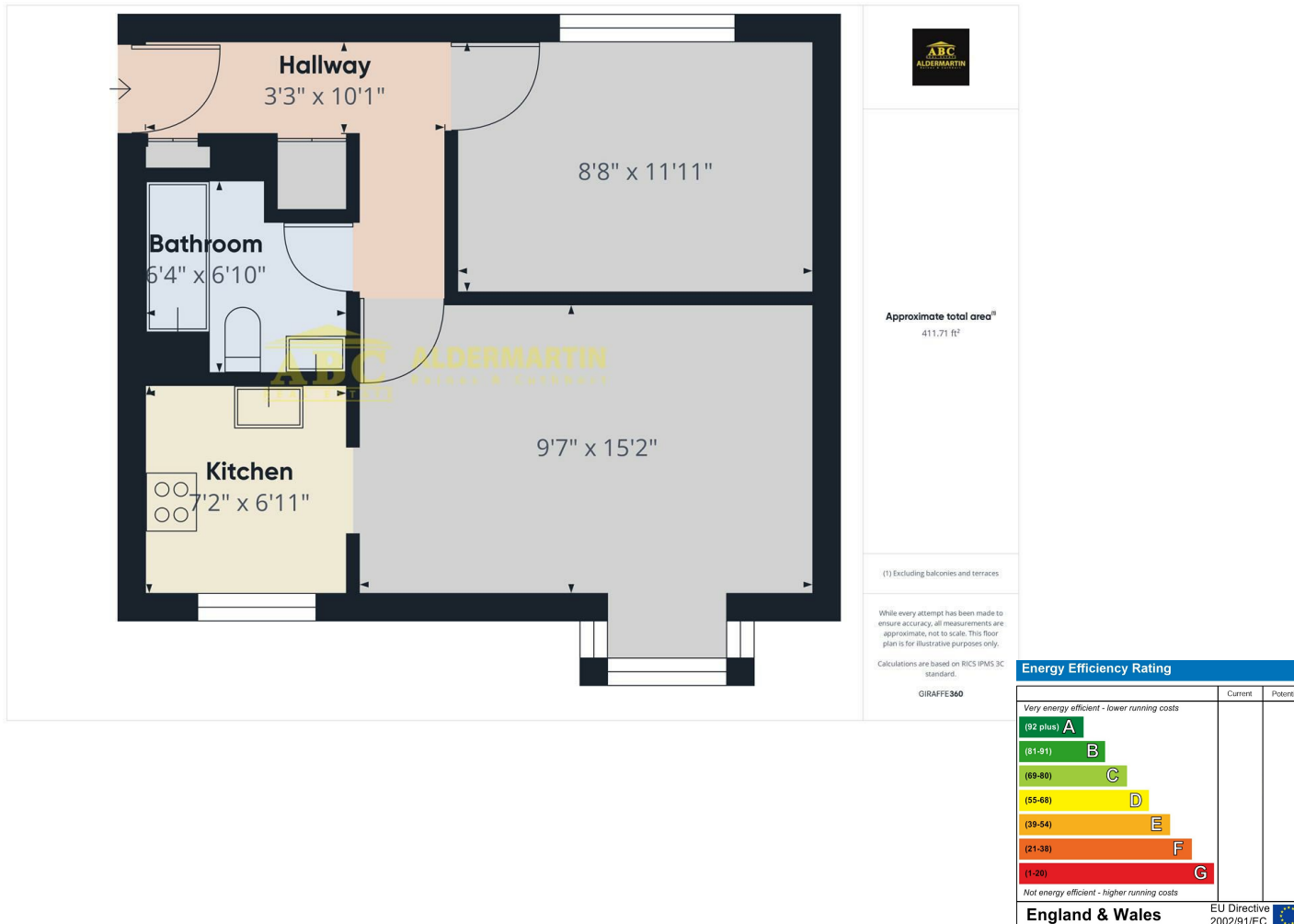
ABC are delighted to present this tidy and comfortable 1 bed property in one of NW9's most sought-after practicality.

Comprising of 1 bed, 1 bath, fully-fitted kitchen and a deceptively large reception room, in a quiet and peaceful area, perfect for couples or a young family.

The property is also located in an ideal location minutes walk away from Colindale Station and nearby shops & amenities.

The property also boasts an excellent opportunity for astute investors who could receive an estimated income of £18,000-£20,000 per year.

Viewing Recommended!



**ABC Hendon Sales**  
**020 8203 4567**