



MILE



## Edgware Road, London £325,000 Leasehold

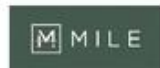
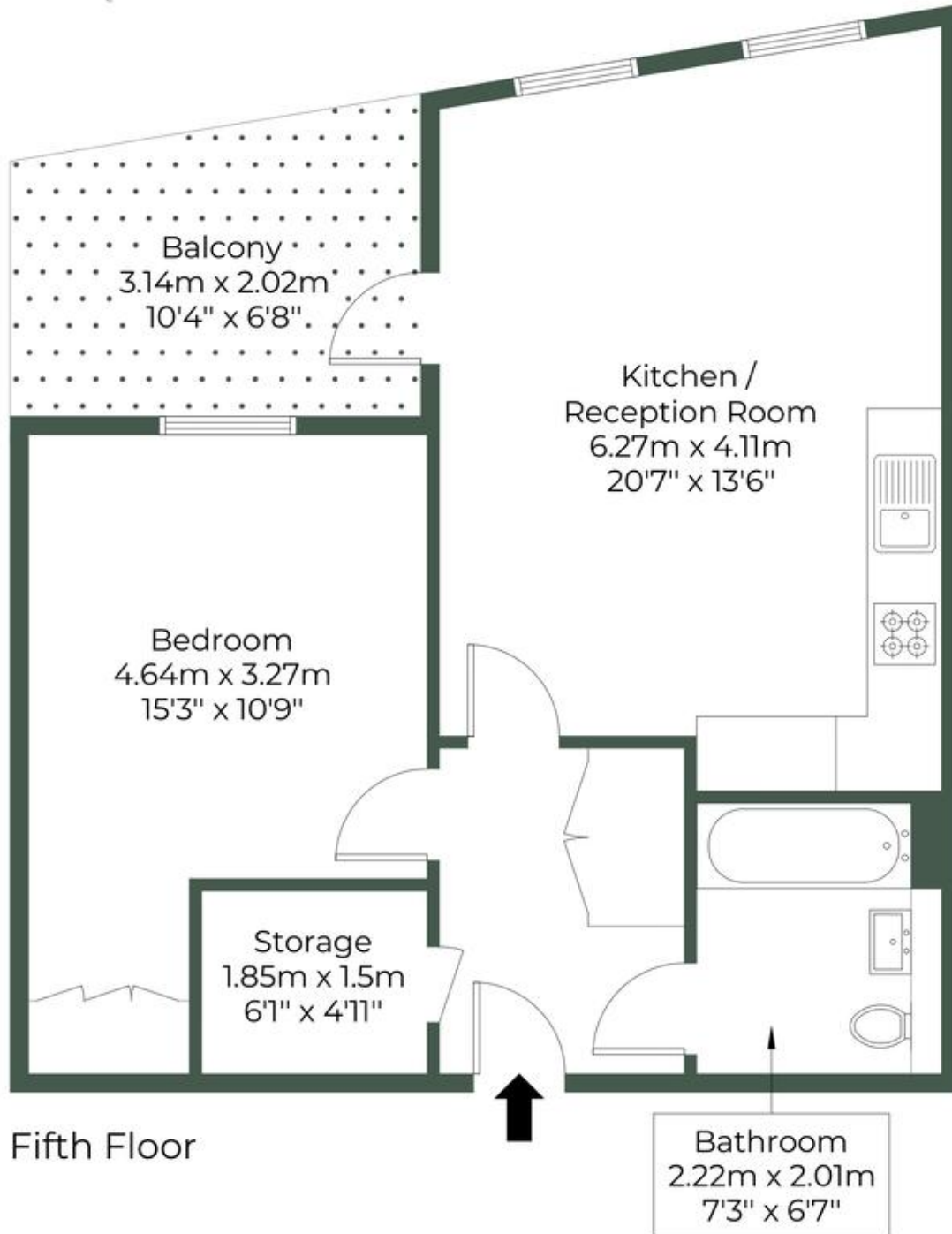
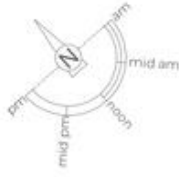
Discover this stylish and contemporary one-bedroom flat in the sought-after 399 Development in Colindale, NW9. Perfect for first-time buyers or investors, this modern apartment offers a spacious open-plan living area, a sleek fully fitted kitchen with integrated appliances, and a bright double bedroom with ample storage.

The property boasts floor-to-ceiling windows, allowing plenty of natural light, and a private balcony offering stunning views. Additional features include underfloor heating, a modern bathroom, and access to excellent on-site amenities such as a residents' gym, concierge service, and landscaped communal gardens.

- Modern
- Immaculate condition
- Close to shops and Transport
- **MUST BE SEEN!!**
- EPC RATING B
- One Bedroom Flat
- **SECURE GATED ALLOCATED PARKING SPACE**
- Private Balcony
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# EDGWARE ROAD NW9 0FJ

Approximate Gross Internal Area = 51.7 sq.m / 556 sq.ft



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.