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RUSHGROVE AVENUE, COLINDALE, LONDON, NW9  
**£315,000 SHARE OF FREEHOLD**

## LOVELY ONE BEDROOM FIRST FLOOR MAISONETTE WITH SCOPE FOR DEVELOPMENT

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## DESCRIPTION:

Situated on an acclaimed residential street in Colindale, this lovely first-floor maisonette offers an excellent opportunity for those looking to step onto the property ladder. Its well-connected location provides easy access to outstanding schools, bus routes, Hendon Thameslink, and Colindale.

This property offers a share of freehold tenure, providing long-term security. Inside, you'll find a spacious lounge, a separate kitchen, a double bedroom, and a bathroom with the potential for personalization. The property also benefits from newly installed windows, enhancing energy efficiency and comfort. Additionally, it offers a garden and scope for development on the adjoining land, providing future expansion opportunities and added investment potential.



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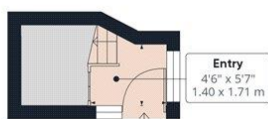
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

550.15 ft<sup>2</sup>  
51.11 m<sup>2</sup>

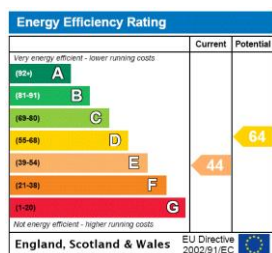
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Share of Freehold

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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