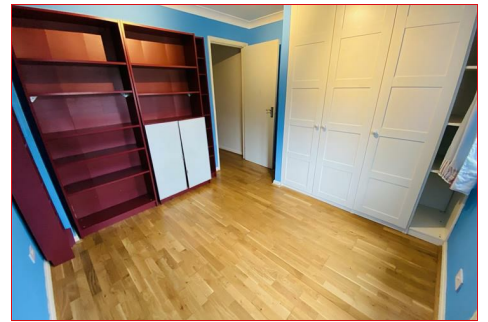




**BENJAMIN  
STEVENS.**  
estate agents



13 Swan Drive, London, NW9 5DE

**£2,350 PCM**

Three bedroom two bathroom townhouse located on the popular Bird Development in Colindale..

Located within walking distance to Colindale tube station accommodation across three floors comprises modern kitchen and reception room on the ground floor, two bedrooms and family bathroom on the first floor and master bedroom and shower room on the top floor. Features include real wood flooring throughout, off street parking and south facing rear garden, this house must be seen and an early viewing is recommended.

## Exterior



Off street parking space

### **Porch 3'1 x 3'1 (0.94m x 0.94m)**

Glazed door from outside into porch, gas meter cupboard, door into entrance hallway

### **Hallway**

Door from porch, real wood floors, ceiling lights, storage cupboard, door to reception room and arch to kitchen

### **Kitchen 9'8 x 6'10 (2.95m x 2.08m)**



Double glazed window to front aspect, modern kitchen comprising cream soft close wall and base units with contract counters, quarry tile flooring, stainless steel sink with mixer tap and drainer, gas hob with extractor hood, electric oven and integrated microwave oven, plumbed for washing machine, space for fridge/freezer, tiled splash backs and Main combi boiler

### **Reception room 14'6 x 10'6 (4.42m x 3.20m)**



Double glazed doors and windows to rear garden, real wood flooring throughout, ceiling light

### **Bedroom two 10'6 x 9'8 (3.20m x 2.95m)**



Dual double glazed windows to front aspect, real wood flooring, range of fitted wardrobes, ceiling light

### **Bedroom three 10'6 x 7'5 (3.20m x 2.26m)**



Double glazed window to rear aspect, real wood flooring, ceiling light

**Family bathroom 6'10 x 7'1 (2.08m x 2.16m)**



Modern family bathroom comprising bath tub with mixer tap and shower attachment, large vanity wash hand basin with cupboard below, hidden cistern low level push button WC, extractor fan, large alcove storage, tiled floor and part tiled walls

**Eaves storage 10'6 x 4'5 (3.20m x 1.35m)**



Storage space in eaves

**Rear garden approx 36'0 long (approx 10.97m long)**



South facing rear garden with patio, artificial lawn and borders, rear gated access.

**Master bedroom 13'0 x 10'6 (3.96m x 3.20m)**

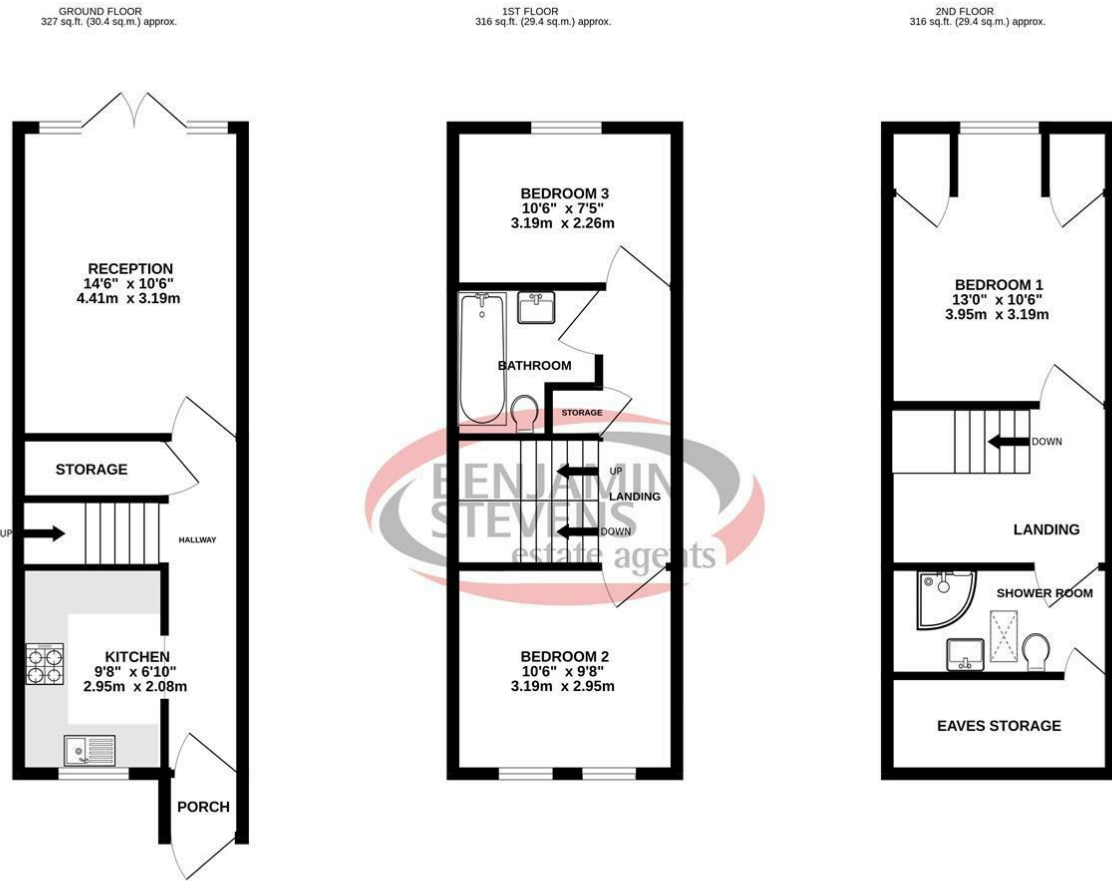


Locate don the second floor, curtained wardrobe space, two eaves storage cupboards, real wood floor and ceiling light

**Shower room 10'6 x 5'1 (3.20m x 1.55m)**

Large modern shower room with skylight, tiled flooring, low level hidden cistern push button flush WC and vanity wash hand basin with under counter storage. Power shower walk in shower cubicle. Door to eaves storage.

# Floor Plan



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

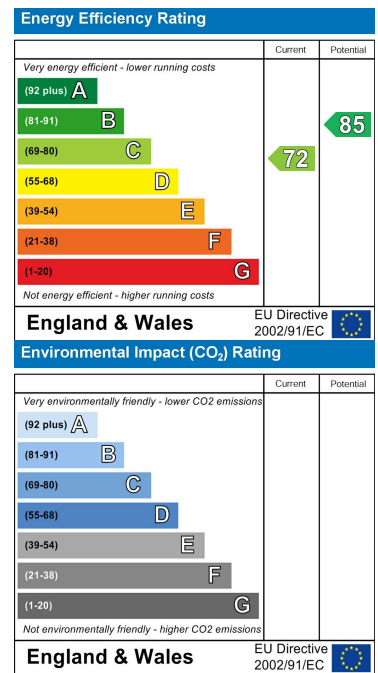
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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