



1

Bedroom



1

Bathroom



We are pleased to offer for sale as Vendor's Sole Agent this one bedroom mid terrace house which benefits from a large lounge with modern fully fitted open plan kitchen, a spacious double bedroom, fully tiled shower room and loft space. Externally there are two parking spaces with this property (one directly outside). The property is located close to the A5 (Edgware Road) with it's multiple shopping and transport facilities including Colindale's Northern Line Underground Station. Offered chain free and in good decorative order an early viewing is strongly advised.

FRONT DOOR

Leading to

LOUNGE *5.51m x 3.68m (18.08ft x 12.07ft)*

Window to front, television point, telephone point, power points, storage heater, understairs storage cupboard, stairs to first floor.

KITCHEN/DINER

A modern range of wall and base units incorporating a stainless steel sink and draining board with mixer taps and cupboards below, plumbed for a washing machine, electric hob with oven and grill below and extractor fan above, space for fridge/ freezer, understairs storage area.

FIRST FLOOR LANDING *1.73m x 1.68m (5.68ft x 5.51ft)*

Electric radiator, access to loft.

BEDROOM *3.68m x 3.68m (12.07ft x 12.07ft)*

Two windows to front, storage heater, television point, storage cupboard, power points.

SHOWER ROOM *1.90m x 1.73m (6.23ft x 5.68ft)*

Part tiled walls, corner shower cubicle, wall mounted electric shower, pedestal basin unit, mirrored medicine cabinet, low flush W/C, wall mounted heater, wall mounted extractor fan.

FRONT GARDEN

Well maintained lawn with flower borders

PARKING

Off street parking, 2 spaces, one directly outside the property.

TENURE

Freehold

FLOORPLAN

This floorplan is given as a guide of layout, measurements should be independently verified.

LOCATION

Situated just a short stroll from Colindale Underground Station (Northern Line - Zone 4) and in the highly sought after 'Bird Development' this property is an ideal starter home.

Rental Investment

Estimated £13,200.00 Per Annum

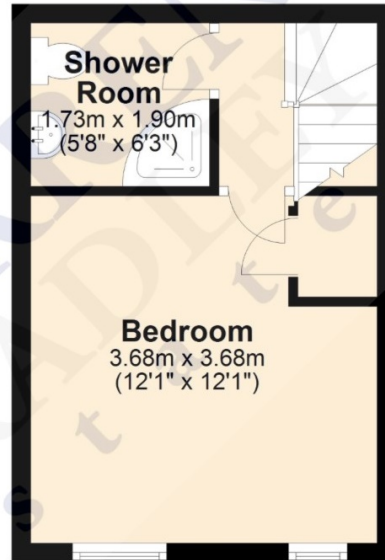
Ground Floor

Approx. 21.7 sq. metres (233.6 sq. feet)



First Floor

Approx. 20.3 sq. metres (218.3 sq. feet)



Total area: approx. 42.0 sq. metres (451.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

