



## 2 SWAN DRIVE

LONDON, NW9 5DQ

£199,950

LEASEHOLD

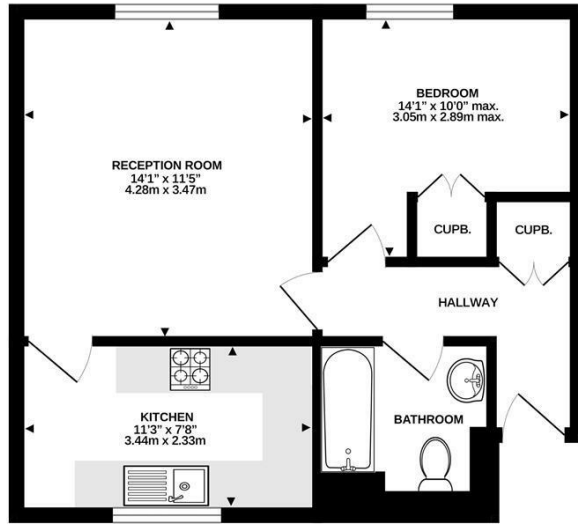
Priced to sell. Chain Free. Jayson Russell are delighted to present for sale as the vendors sole agent- this spacious one-bedroom flat on the second floor, located on the popular Eagle Drive development - within just a 5-minute walk from Colindale Tube Station Northern Line offering superb access into the City and Central London and close to a wide range of local amenities.

The property benefits from a bedroom, a bright and spacious lounge, a large kitchen, bathroom, gas central heating and double glazing. Externally the property also benefits from an allocated parking space and a security entry phone system.

Conveniently located within easy reach of Colindale Underground Station (Northern Line), the property offers excellent access to a



JAYSON  
RUSSELL

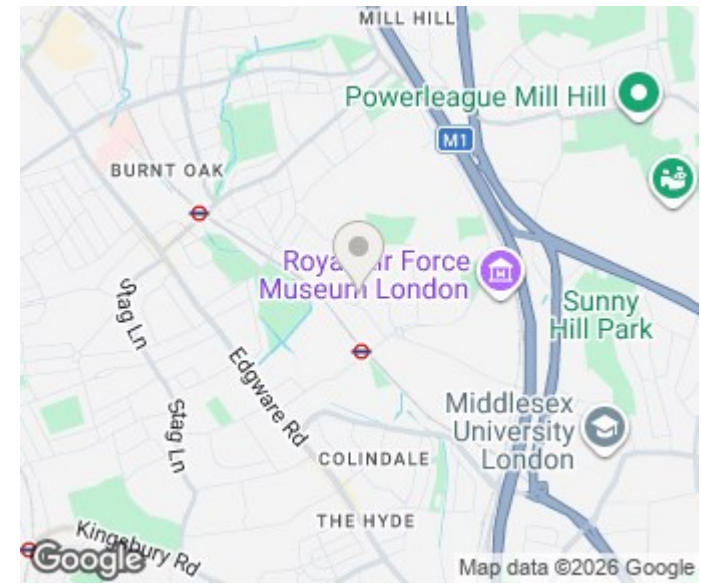


2ND FLOOR



SWALLOW COURT, SWAN DRIVE, COLINDALE, LONDON, NW9 5DQ  
 TOTAL APPROX. FLOOR AREA: 476 SQ FT (44.22 SQ M)

The floor plan is for illustrative purposes and is intended as a general guide of the property layout and nothing more. Always using this floor plan should check all measurements and layout details themselves. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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