



**BENJAMIN
STEVENS.**
estate agents



Shearwater Drive, London NW9 7FT

£1,650 PCM

Benjamin Stevens are proud to present this One Bedroom flat in the new build development of Serin Apartments situated by Hendon Waterside and closely located to Brent Cross Shopping Centre.

This flat benefits from underground parking, a Balcony, Open Plan Living room and Kitchen and 2 Separate Storage Cupboards.

An early viewing is recommended, to be booked in please call us on 0208 958 118

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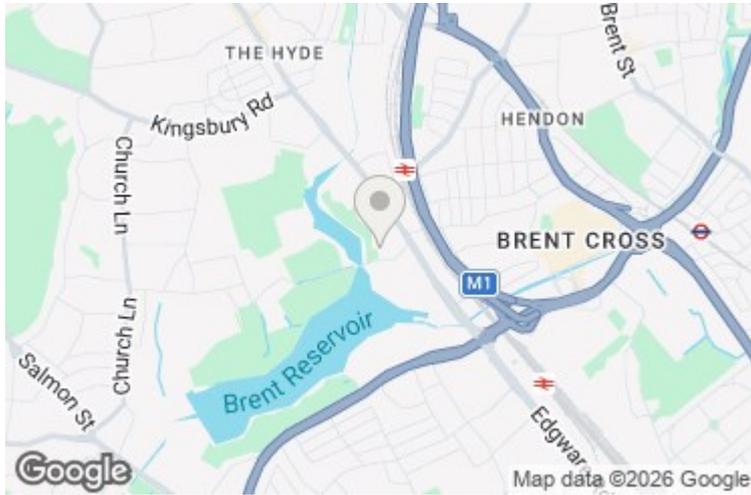
Open Plan Kitchen & Living room 22'6 x 11'4 (6.86m x 3.45m)

Bedroom 12'4 x 11'0 (3.76m x 3.35m)

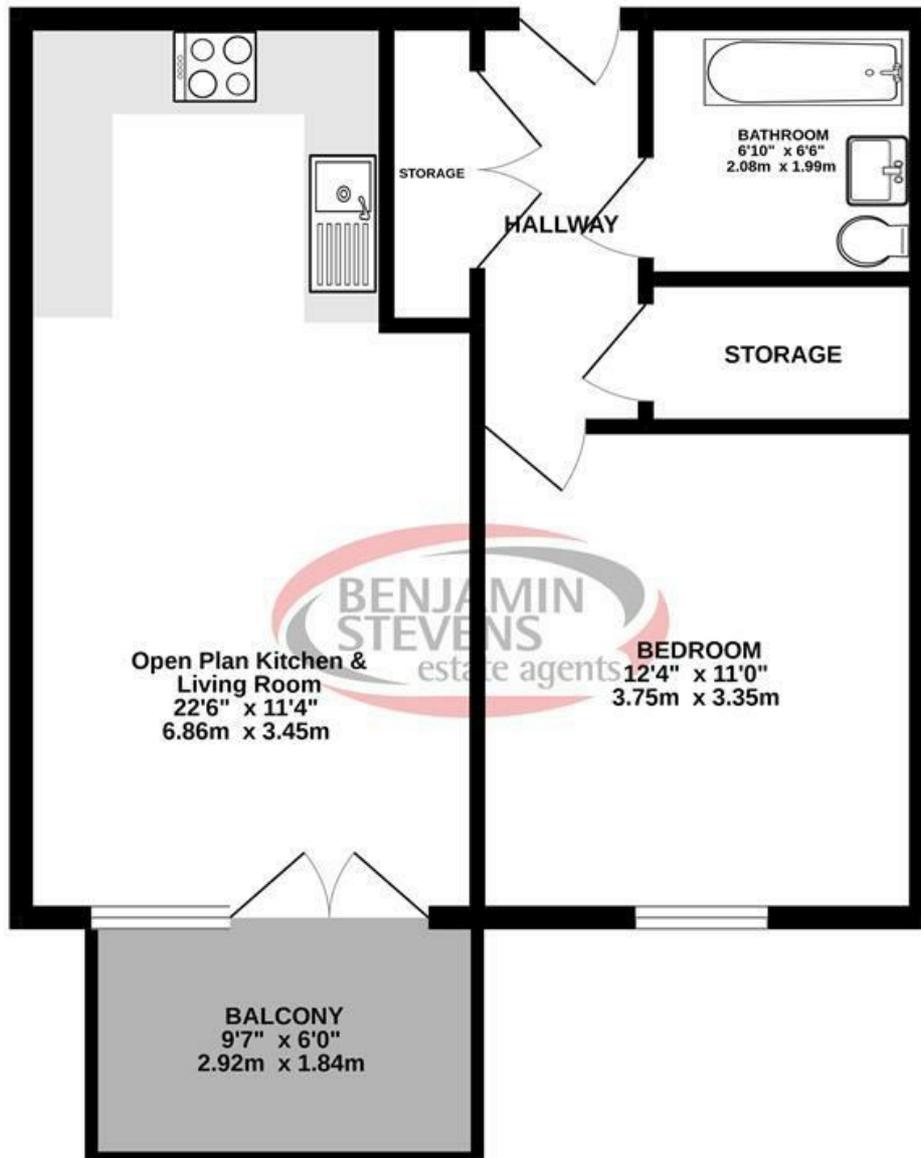
Balcony 9'7 x 6 (2.92m x 1.83m)

Bathroom 6'10 x 6'6 (2.08m x 1.98m)

Storage



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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