



Moorhen Drive, Hendon, NW9

Asking Price: £325,000

 Benham
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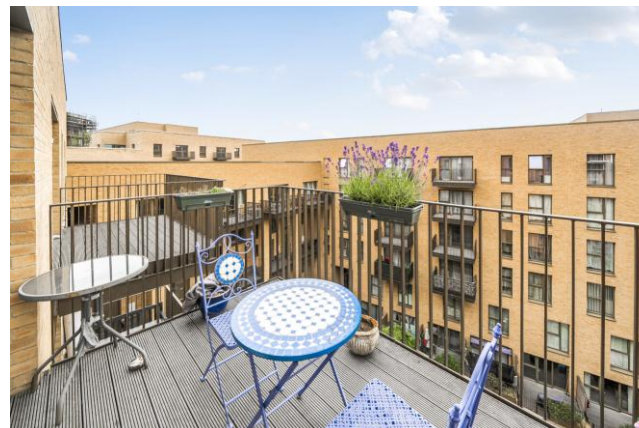
Moorhen Drive, Hendon, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

****Secure Parking Bay Included**** Situated on the top floor (sixth) of Peregrine Apartments, Hendon Waterside NW9, this stylish one-bedroom apartment offers 553 square feet (approx.) of internal living space. This immaculate home features a custom-designed handle-less kitchen with soft-close doors and drawers, fully integrated with a single oven, ceramic hob, extractor, dishwasher, and fridge freezer. The bright and airy reception room provides direct access to a private balcony overlooking Moorhen Drive. The well-sized bedroom is fully carpeted and benefits from large custom fitted wardrobes, while the family bathroom is stylishly finished with ceramic floor and wall tiles, a white semi-recessed wash hand basin, and a white heated towel rail.

This stylish apartment is located in Zone 3 and is within easy walking distance of Hendon Station and Hendon Central Tube station. Reach central London in under 30 minutes via Thameslink or Northern Line services. The development also benefits from having an on-site Co-op Supermarket and dental clinic.



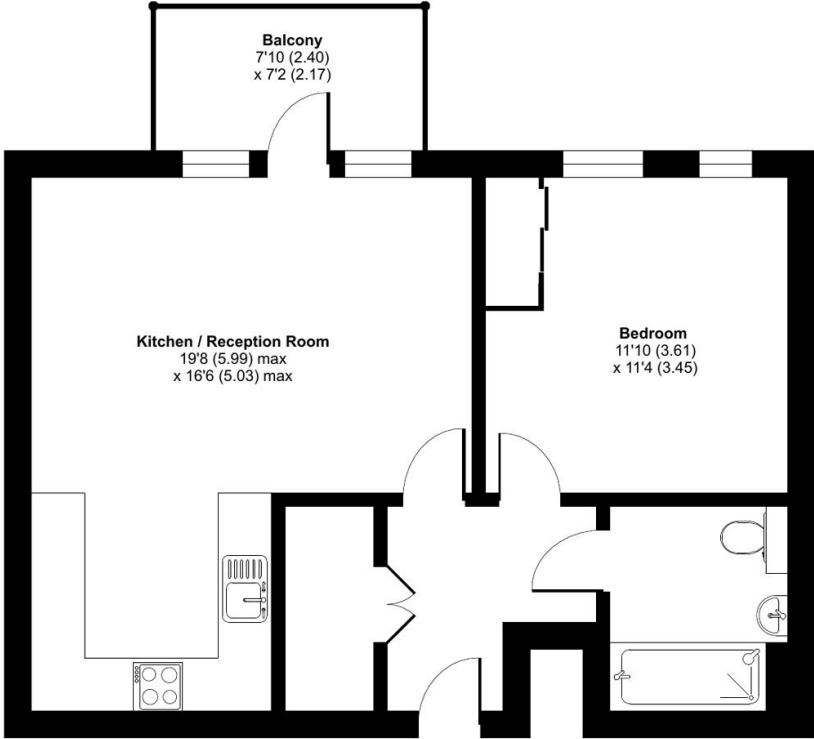


Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Circa. 553 Square Feet Of Internal Space
- Secure Car Parking Bay
- Private Balcony
- On-site Co-op Supermarket and Dental clinic
- Zone 3 - Hendon Railway & Hendon Central Tube Station

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Approximate Area = 553 sq ft / 51.3 sq m
 For identification only - Not to scale



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£325,000
Tenure:	Leasehold Expires 31/12/2166 Approximately 140 Years Remaining
Ground Rent:	£375.00 (per annum) For the year of 2026
Service Charge:	£3,133.00 (per annum) For the year of 2026
Anticipated Rent:	£1,700.00 pcm Approx. 6.3% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA260144

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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