



Moorhen Drive, Colindale, NW9

Asking Price: £325,000

 Benham
& Reeves

Moorhen Drive, Colindale, 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 560 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 south-west facing 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.

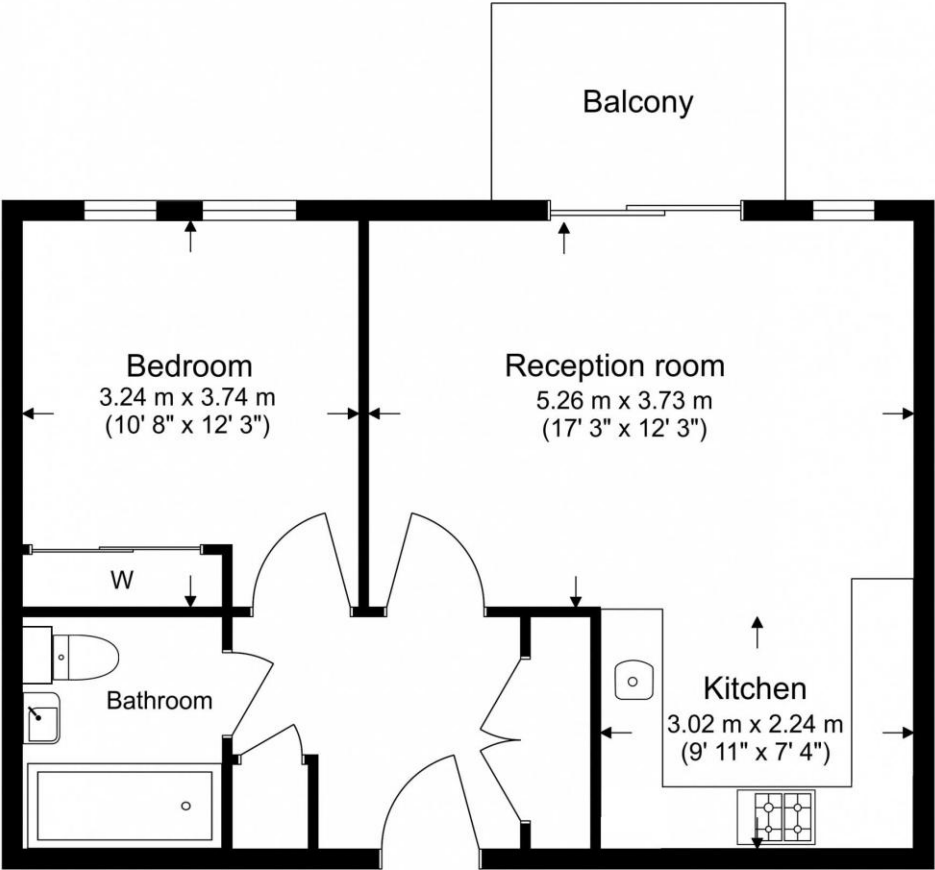




Property Features:

- Stylish One Bedroom Apartment
- One Bathroom
- Circa. 560 Square Feet Of Internal Space
- Secure Car Parking Bay
- South-West Facing With Private Balcony
- On-site Co-op Supermarket and and Dental clinic
- Zone 3 - Hendon Railway & Hendon Central Tube Station

6th Floor
 Total Gross Internal Area
 52 Sq/m - 560 Sq/ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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:	£3,441.83 (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: CHD250030

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

