



Shearwater Drive, West Hendon, NW9

Asking Price: £379,000

 Benham
& Reeves

Shearwater Drive, West Hendon, NW9

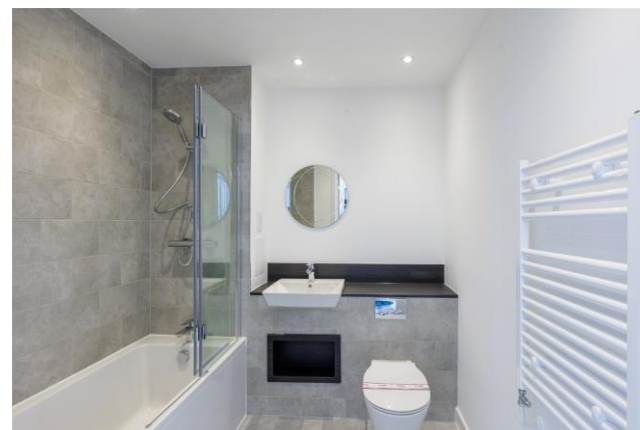
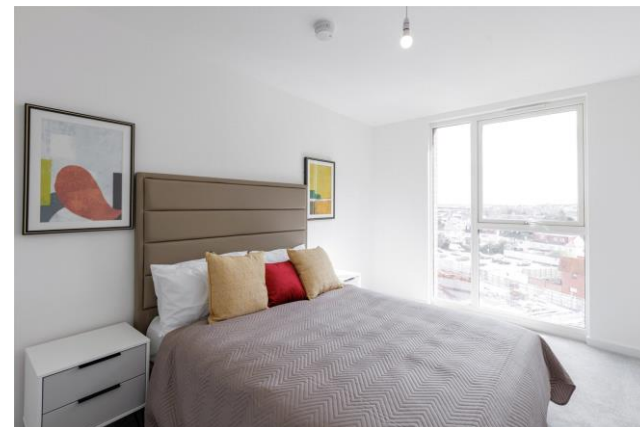
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Ref# BEA230282

Spanning an impressive 568 square foot (approx.) is this one bedroom, one bathroom apartment located on the sixth floor of the luxurious Rosefinch Apartments. The property boasts a custom designed kitchen with integrated appliances, bright and airy reception room which has access to a private balcony offering South East views. The double bedroom is carpeted with ample space for wardrobes and storage. The three piece family bathroom suite is stylishly fitted and benefits from a shower bath. Further benefits of this well presented home are a utility cupboard, secure parking for one car and no onward chain.

Located in Zone 3, Hendon Waterside is within easy walking distance of Hendon Station and Hendon Central Tube station. Reach central London in under 20 minutes via Thameslink or Northern Line services.

Residents can enjoy the convenience of an on-site Co-op as well as Hendon Broadway's amenities. The beautiful open spaces and leisure pursuits of The Welsh Harp are on the doorstep while the fantastic shops of Brent Cross Shopping Centre and Ofsted rated Outstanding schools are just moments away.



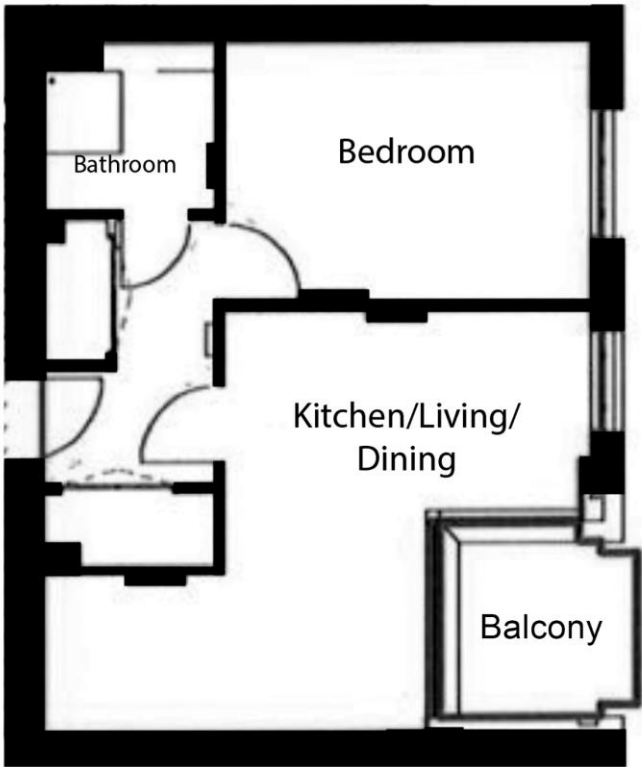


Property Features:


- Stylish One Bedroom Apartment
- Parking For One Vehicle
- Sixth Floor
- 568 Square Feet (Approx)
- South East Aspect
- 12 Hour Concierge Service
- Residents' Gym
- Hendon Station & Hendon Central Tube station



6th Floor
Total Gross Internal Area 52.7 Sq/m - 568 Sq/ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

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

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Tenure: Leasehold
Expires 01/10/3019
Approximately 994 Years Remaining

Ground Rent: Peppercorn

Service Charge: £2205 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA230282

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