



**Perryfield Way, Hendon, NW9**

Asking Price: £525,000

 Benham  
& Reeves

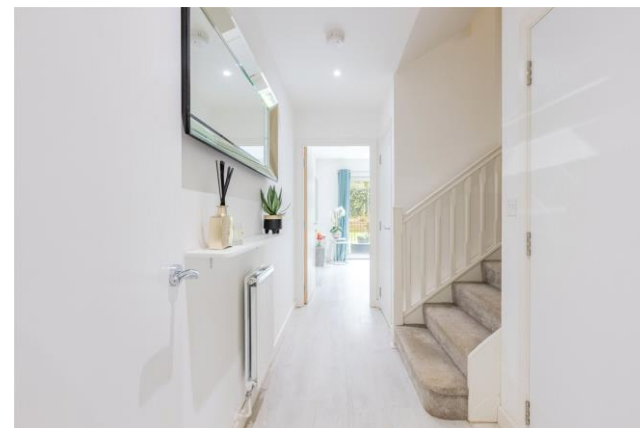
# Perryfield Way, Hendon, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref# BEA240099

**\*\*Parking Included\*\*** Entering this stylish apartment via its own private front door you are welcome by a custom designed kitchen with integrated appliances and dining area. The kitchen diner then leads onto the hall which boasts a W/C and utility room offering ample storage. At the rear of this immaculate home is the bright and airy reception room offering access to a private east facing terrace. The first floor boasts of two double carpeted bedrooms, stylish family bathroom suite and plenty of storage.

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.



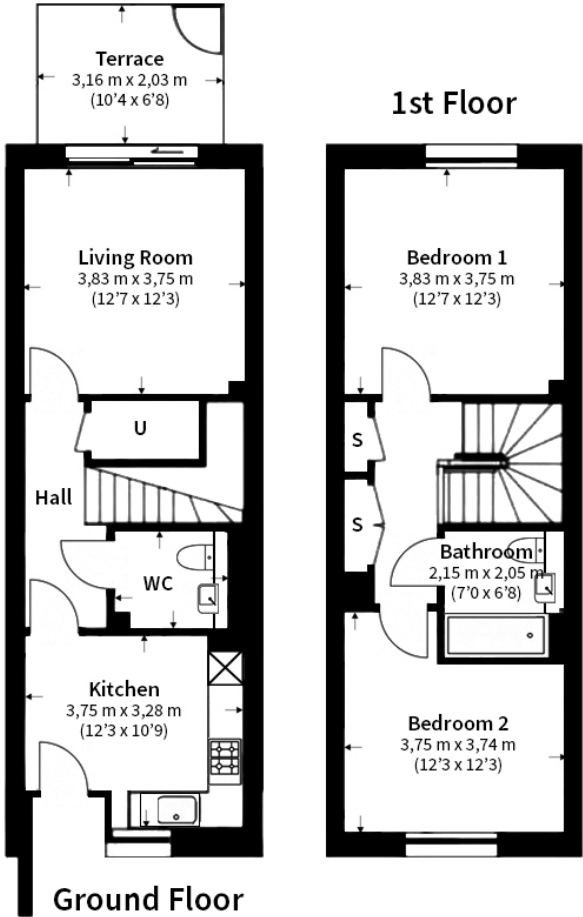




## Property Features:

- Two Bedroom Duplex Apartment
- Two Bathrooms
- Parking Included
- Private East Facing Terrace
- 855 Square Feet (Approx)
- Concierge Service
- On-site Gym
- Hendon Station & Hendon Central Tube station

Total Gross Internal Area  
79.4 Sq/m - 855 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

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: £525,000

Tenure: Leasehold  
Expires 03/04/2021  
Approximately 996 Years Remaining

Ground Rent: £490.00 (per annum)  
For the year of 2024

Service Charge: £3,085.00 approx. (per annum)  
For the year of 2024

## Viewings:

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

Our reference: BEA240099

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