



Shearwater Drive, Hendon, NW9

Asking Price: £525,000



Shearwater Drive, Hendon, NW9

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

****Secure Parking Bay Included**** Situated on the sixth floor of Rosefinch House, Hendon Waterside NW9, is this stylish two bedroom apartment offering 743 square feet (approx.) of internal living space. This immaculate home boasts a custom designed handleless-style kitchen with soft-close doors and drawers, and is fully integrated with a single oven, ceramic hob, extractor, dishwasher and fridge freezer. The reception room is bright and airy with direct access to the south west balcony stretching across circa. 370 square feet and offering incredible views of the Welsh Harp Reservoir. Both bedrooms are well sized and benefit with fitted wardrobes, the principle bedroom has the added luxury of an ensuite shower room. The ensuite and family bathroom are stylishly fitted with ceramic tiles, white semi-recessed wash hand basin and 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 a on-site Co-op Supermarket, Starbucks, dental clinic, and moments away from Ofsted rated 'Outstanding' schools.





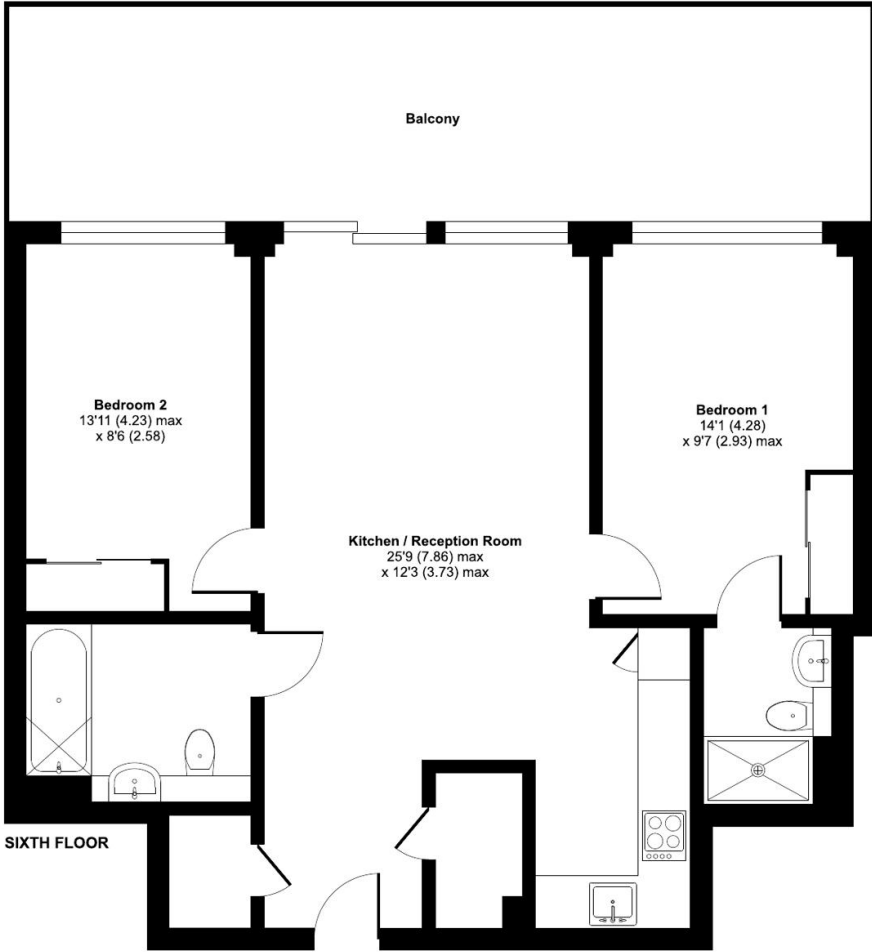
Property Features:

- Chain Free
- Stylish Two Bedroom Apartment
- Two Bathrooms
- Circa. 743 Square Feet Of Internal Space
- Secure Car Parking Bay
- South West Facing With Stunning Reservoir Views
- Circa. 370 Square Foot Balcony
- Zone 3 - Hendon Railway & Hendon Central Tube Station



Shearwater Drive, London, NW9

Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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.

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Tenure: Leasehold
Expires 24/05/3020
Approximately 994 Years Remaining

Ground Rent: £0.00 (per annum)
Peppercorn

Service Charge: £2,825.40 (per annum)
For the year of 2026

Anticipated Rent: £2,350.00 pcm
Approx. 5.4% Yield

Viewings:

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

Our reference: BEA250247

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