



Greenshank House, Moorhen Drive, Colindale, NW9

Asking Price: £500,000

 Benham
& Reeves

Greenshank House, Moorhen Drive, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

****Secure Underground Parking Space**** An immaculately presented two bedroom, two bathroom apartment located in the highly sought-after Hendon Waterside development. This duplex apartment covers two floors and covers 1021 square feet (Approx), enjoying an abundance of natural light throughout. Further benefits include: individually designed handleless-style kitchen with soft close doors and drawers, matching worktops and full-height upstands, fully integrated appliances including single oven, ceramic hob, extractor, dishwasher and fridge freezer. Bedroom one offers fitted wardrobes and a stylish ensuite shower room, with ceramic tiles, and bedroom two offers ample room for a double bed and wardrobes. Further benefits include a family bathroom, private balcony, utility room with storage and video door entry.

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 concierge, residents' gym, communal gardens, on-site Co-op Supermarket, and moments away from Ofsted-rated 'Outstanding' schools.





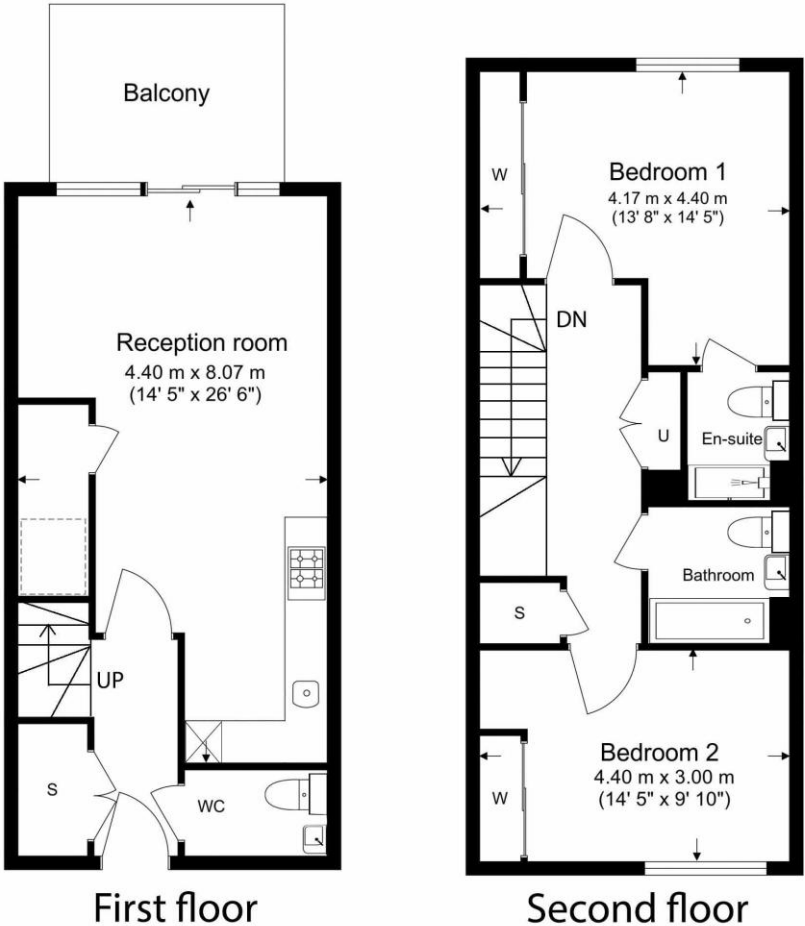
Property Features:

- Chain Free
- Secure Underground Parking
- Luxury Two Bedroom Duplex Apartment
- Two Bathrooms
- First & Second Floor
- 1021 Square Feet (Approx.)
- Zone 3 - Hendon Railway & Hendon Central Tube Station
- Residents Concierge, Gym & Roof Terrace

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Total Gross Internal Area
94.9 Sq/m - 1,021 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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:	£500,000
Tenure:	Leasehold Expires 31/12/2166 Approximately 140 Years Remaining
Ground Rent:	£560.07 (per annum) For the year of 2026
Service Charge:	£4,395.000 approx. (per annum) For the year of 2026
Anticipated Rent:	£2,400.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: BEA250312

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