



Moorhen Drive, NW9

£425,000 *Leasehold*



This beautifully appointed two-bedroom apartment occupies an upper-floor position within Hawfinch House, a contemporary purpose-built development at 1 Moorhen Drive. The accommodation comprises two generously proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite bathroom, alongside a further family bathroom. The impressive open-plan living space incorporates a modern lounge, kitchen and dining area, with direct access to a private balcony, creating an ideal setting for both everyday living and entertaining. Ample built-in storage further enhances the practicality of the apartment, while lift access and a new 140-year leasehold add to its appeal.

KEY FEATURES

- IMPRESSIVE OPEN-PLAN LIVING
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- PRIVATE BALCONY
- AMPLE STORAGE
- LIFT ACCESS



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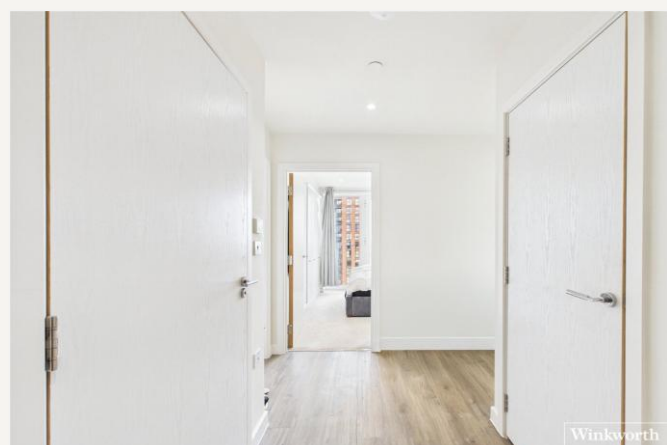
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Situated within the popular Hendon Waterside development, the property benefits from an excellent selection of local amenities, with shops, cafés, restaurants and everyday conveniences close by, while Brent Cross Shopping Centre offers an extensive range of retail, dining and leisure facilities. Hendon Station provides Thameslink services to St Pancras International and other destinations across London, while Hendon Central Underground Station on the Northern Line offers convenient connections towards the West End and City. The area is also well served by schools, including The Hyde School, rated Outstanding by Ofsted, and Barnet Hill Academy, rated Good. For outdoor enthusiasts, the nearby Welsh Harp Reservoir provides extensive waterside walks, cycling routes and open parkland, complemented by Woodfield Park and the landscaped green spaces surrounding Hendon Waterside.





MATERIAL INFO

Tenure: Leasehold
Term: 140 year and 0 months
Service Charge: £4000 per annum
Ground Rent: £400 Annually
Council Tax Band: D
EPC rating: TBC

Approximate total area⁽¹⁾

683 ft²
63.4 m²

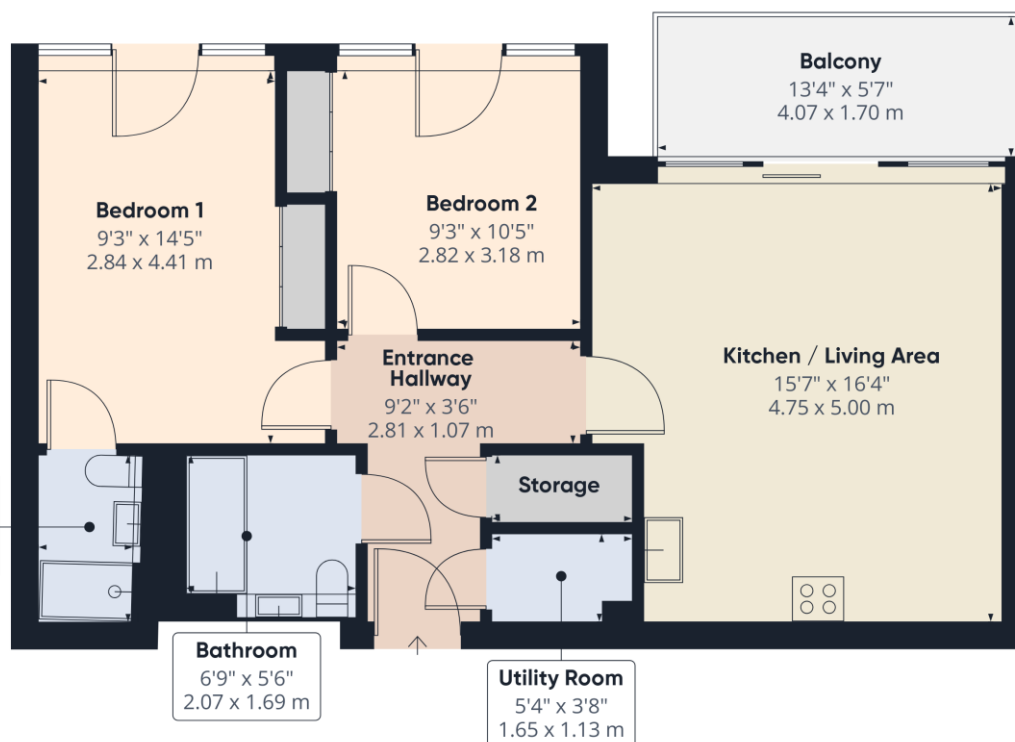
Balconies and terraces

74 ft²
6.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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