



FLAT 79, HAWFINCH HOUSE, MOORHEN DRIVE, LONDON, NW9  
**£480,000 LEASEHOLD**

## SPACIOUS TWO BEDROOM APARTMENT

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

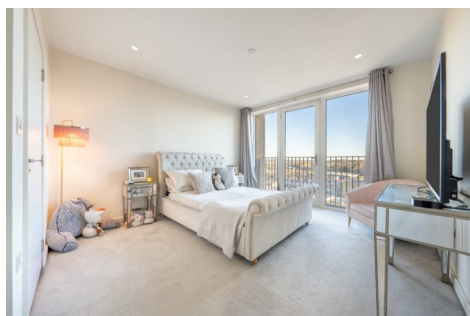
**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



**DESCRIPTION:** Welcome to this spacious and modern two-bedroom apartment located on the thirteenth floor of an esteemed development in West Hendon. This stunning property boasts a stylish open-plan kitchen and lounge area, seamlessly extending to a private balcony, perfect for enjoying panoramic views and outdoor relaxation. The apartment features two generous double bedrooms, with the master bedroom benefiting from a luxurious en-suite bathroom, ensuring a comfortable and private retreat. A further contemporary family bathroom adds to the convenience and functionality of this elegant home. Residents will enjoy an array of exclusive perks, including a state-of-the-art gym, secure parking, and a concierge service, providing added peace of mind and a touch of luxury. Perfectly positioned, the apartment offers excellent transport links with proximity to Hendon Thameslink Station and Hendon Central (Northern Line), making commuting effortless. Additionally, top-rated schools and the renowned Brent Cross Shopping Centre are close by, offering a variety of educational and retail opportunities. Experience modern living at its finest in this exceptional up and coming area, combining comfort, style, and convenience in one outstanding package.



**Winkworth**

for every step...

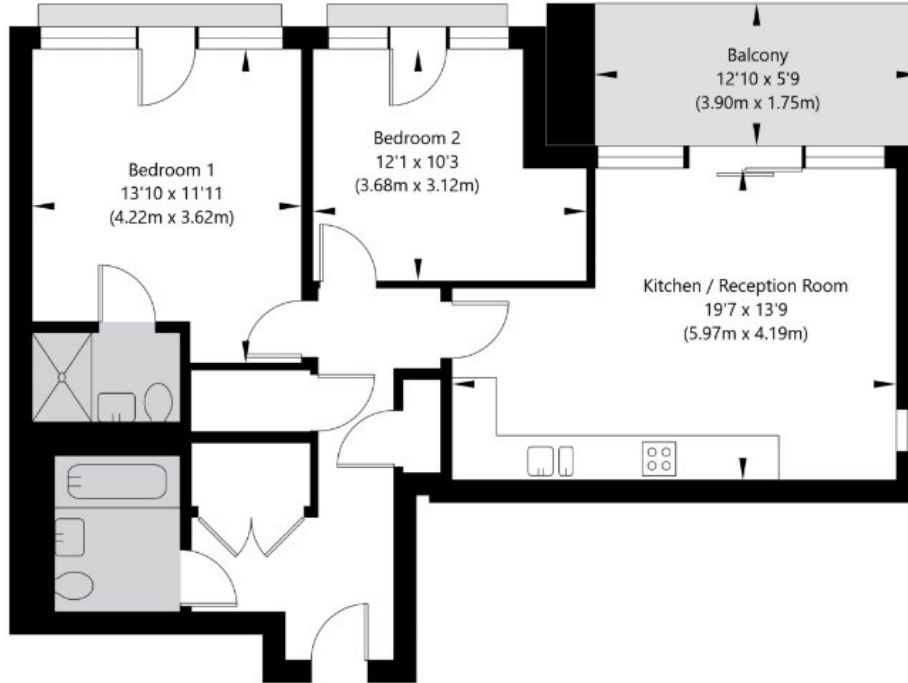


**Winkworth**

for every step...

Hawfinch House 1, Moorhen Drive, London, NW9 7BX

Thirteens Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 68.68 SQ M / 739 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.68 SQ M / 739 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	84
(81-91) B			
(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	

**Tenure:** Leasehold

**Term:** 143 year and 6 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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.

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.