- **UNDERGROUND RESIDENTS PARKING**

- **LONG LEASE**

- **PRIVATE BALCONY**

- **ACCESS TO ROOF TERRACE**

- **RIVERVIEW**

- **LIFT**

GOSHAWK COURT, SHEARWATER DRIVE, HENDON WATERSIDE, NW9
£450,000 LEASEHOLD

Term: Approx 144 years

Service Charge: Approx £2500 per annum

Ground Rent: Approx £350 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.

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DESCRIPTION:

A superb apartment situated on the 4th floor of a modern development with lift access. This property boasts a bright and spacious living open plan reception room /kitchen adjoining with a lake view balcony, two double bedrooms, an en-suite shower room, and a family bathroom. Residents will benefit from secure underground parking, and landscaped communal gardens leading to pathways and trails into a woodland area. Also benefits from 11th floor roof terrace with spectacular views over London.

Goshawk Court is part of the New Barratt Development at Hendon Waterside. Viewing is strongly recommended!
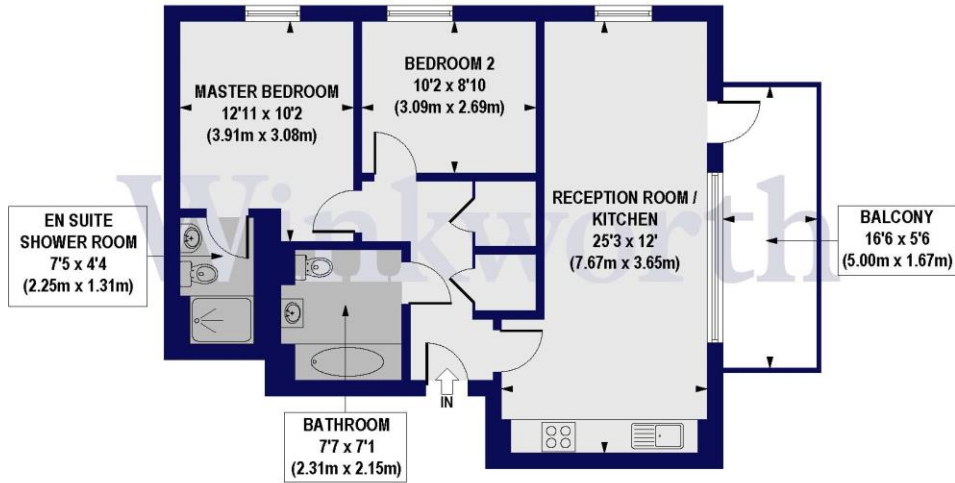

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Goshawk Court, Shearwater Drive, NW9
Approx. Gross Internal Floor Area 675 sq. ft / 62.72 sq. m

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MASTER BEDROOM
12'11 x 10'2
(3.91m x 3.08m)

BEDROOM 2
10'2 x 8'10
(3.09m x 2.69m)

**EN SUITE
SHOWER ROOM**
7'5 x 4'4
(2.25m x 1.31m)

**RECEPTION ROOM /
KITCHEN**
25'3 x 12'
(7.67m x 3.65m)

BALCONY
16'6 x 5'6
(5.00m x 1.67m)

IN

BATHROOM
7'7 x 7'1
(2.31m x 2.15m)

FOURTH FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

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