



Perryfield Way, NW9

£425,000 *Leasehold*



Set on the second floor of Eider Apartments, this well-presented two-bedroom, two-bathroom apartment offers contemporary living within the popular Hendon Waterside development. The property comprises an entrance hallway, two generous double bedrooms, including a principal bedroom with en-suite shower room, a further family bathroom and a superb open-plan living, kitchen and dining area with direct access to a private balcony. Further benefits include lift access, secure telephone/intercom entry, allocated parking and use of the on-site residents' gym, while the development also provides attractive communal gardens and concierge facilities, with the service charge including access to these amenities.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OPEN-PLAN LOUNGE/KITCHEN/DINER
- PRIVATE BALCONY
- HENDON WATERSIDE DEVELOPMENT
- ALLOCATED PARKING
- GYM ON-SITE
- CONCIERGE ACCESS



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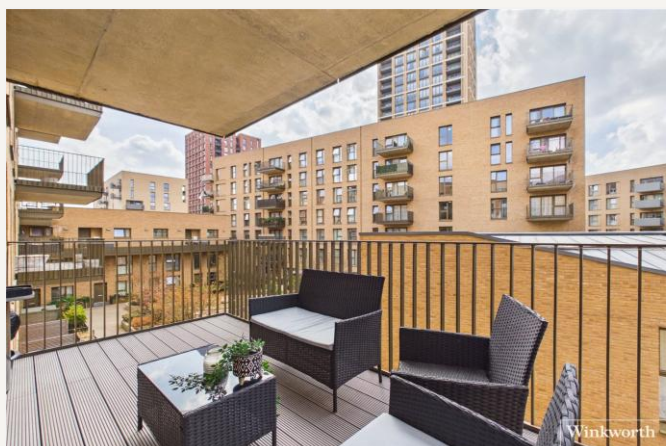
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The property is ideally positioned for the amenities of West Hendon, with West Hendon Broadway providing a range of shops, supermarkets, cafés, restaurants and everyday conveniences close by. Hendon Station is approximately 0.2 miles away, providing Thameslink services towards St Pancras International, Farringdon and central London, while Hendon Central Underground Station is also within easy reach, offering Northern line services. Families are well served by a choice of schools, including Barnet Hill Academy, Parkfield Primary School and The Hyde School, with nearby schools offering Good Ofsted ratings. For those seeking outdoor space, the development is close to the Welsh Harp Open Space, while Woodfield Park, Hendon Park and Fryent Country Park provide excellent opportunities for walking, recreation and leisure.





MATERIAL INFO

Tenure: Leasehold

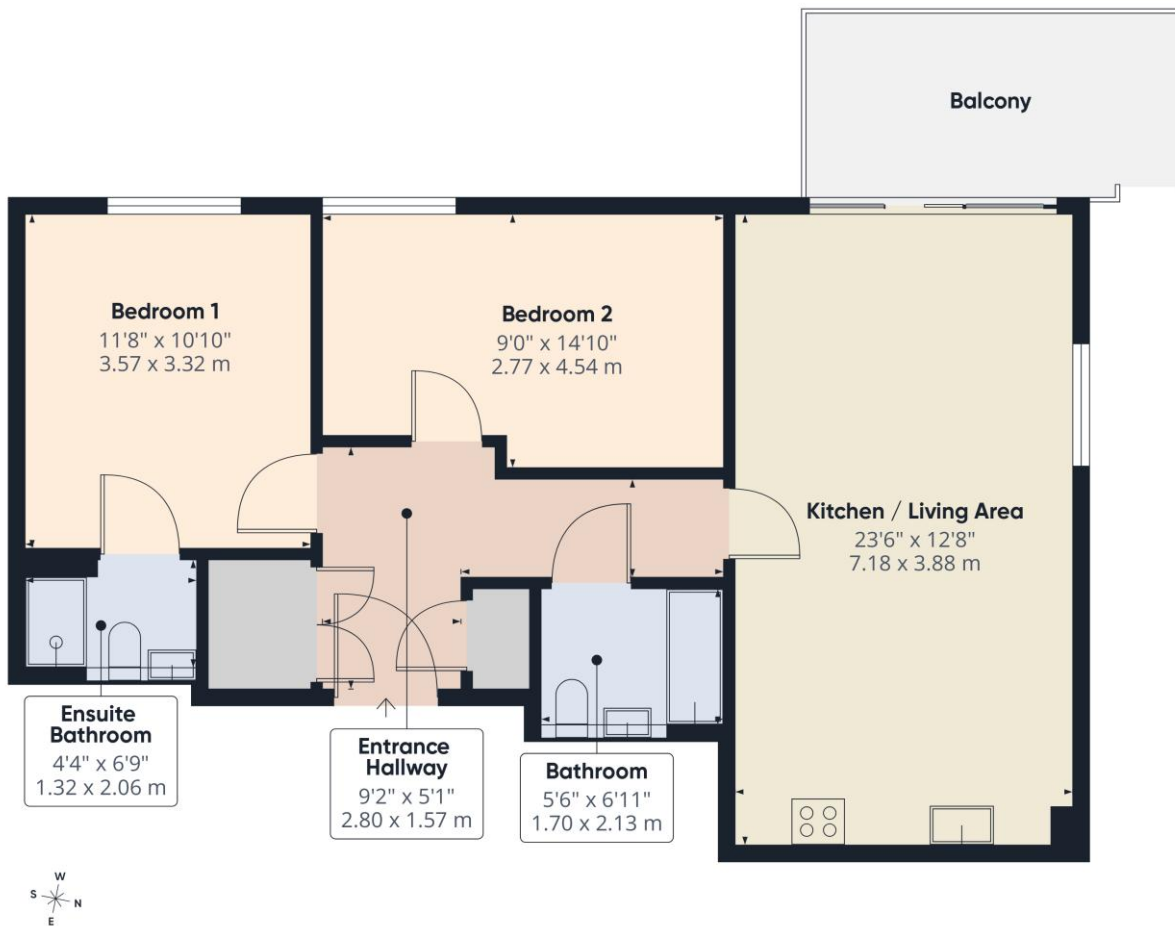
Term: 140 year and 4 months

Service Charge: £4050 per annum

Ground Rent: £475 Annually (subject to increase)

Council Tax Band: D

EPC rating: B



Approximate total area⁽¹⁾
751 ft²
69.8 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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