

Perryfield Way, NW9

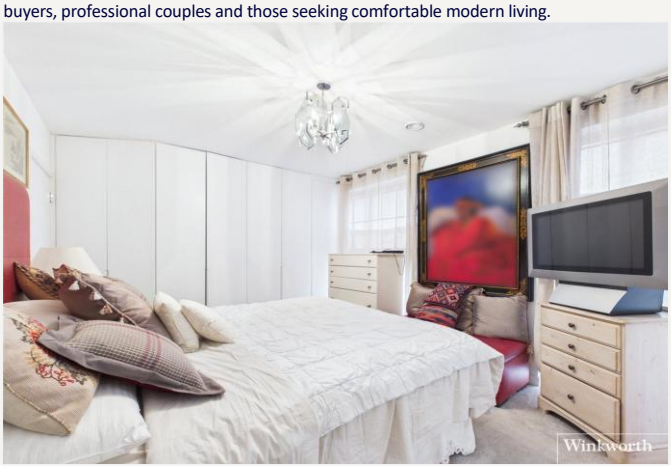
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£400,000 *Leasehold*

Situated within the popular Eider Apartments development, this well-presented two-bedroom apartment offers spacious and well-balanced accommodation, complemented by a private balcony. The property features a welcoming entrance hallway with useful storage, leading through to an impressive open-plan kitchen and living area, providing an excellent space for both everyday living and entertaining. The kitchen is thoughtfully arranged alongside the reception area, which opens directly onto the private balcony, creating an appealing extension of the living space. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, whilst a further family bathroom serves the second bedroom and guests. Additional practical features include a separate utility area and storage cupboard, making this an attractive home for first-time buyers, professional couples and those seeking comfortable modern living.

KEY FEATURES

- SPACIOUS TWO-BEDROOM APARTMENT WITH WELL-PROPORTIONED ACCOMMODATION.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM.
- IMPRESSIVE OPEN-PLAN KITCHEN AND LIVING AREA.
- PRIVATE BALCONY PROVIDING VALUABLE OUTDOOR SPACE.
- SEPARATE UTILITY AREA AND ADDITIONAL BUILT-IN STORAGE.
- SOUGHT-AFTER HENDON WATERSIDE DEVELOPMENT, CLOSE TO THE WELSH HARP RESERVOIR, LOCAL AMENITIES AND TRANSPORT LINKS.





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The apartment is ideally situated within the popular Hendon Waterside development, enjoying convenient access to the excellent selection of shops, cafés, restaurants and everyday amenities along West Hendon Broadway, with further shopping and leisure facilities available at Brent Cross Shopping Centre. For commuters, Hendon Thameslink station provides direct rail connections towards Central London and beyond, whilst Hendon Central Underground station (Northern Line) and Brent Cross West station offer further convenient transport options. The area is also well served by a selection of schools, including The Hyde School and Parkfield Primary School, alongside a variety of other educational facilities. For those who enjoy outdoor recreation, the beautiful Welsh Harp (Brent Reservoir) offers scenic waterside walks, cycling routes and opportunities to enjoy nature, whilst Woodfield Park and West Hendon Playing Fields provide further attractive green spaces nearby. The combination of excellent transport connections, local amenities, educational facilities and accessible open spaces makes this a particularly appealing location for modern London living.



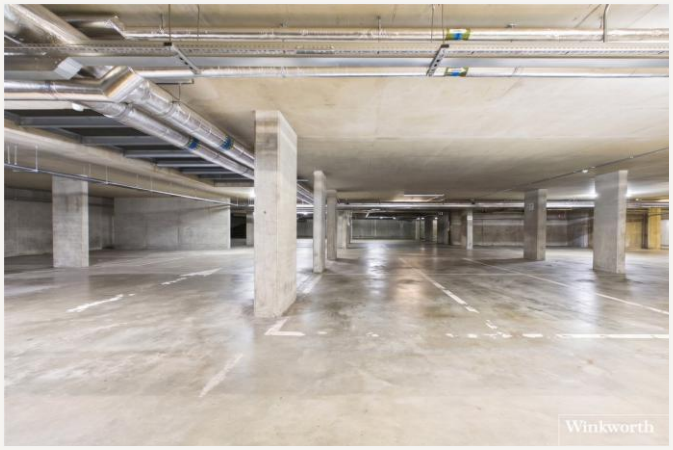








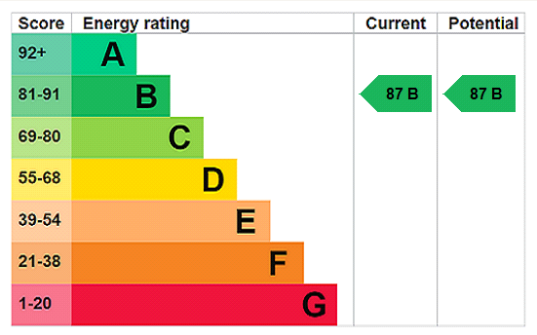




MATERIAL INFO

Tenure: Leasehold
Term: 140 year and 2 months
Service Charge: £4050 per annum
Ground Rent: £475 Annually (subject to increase)
Council Tax Band: D
EPC rating: B





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

https://www.winkworth.co.uk/sale/property/HEN260339

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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