



**HAWFINCH HOUSE, WEST HENDON, LONDON, NW9**  
**£450,000 LEASEHOLD**

**A BRIGHT AND SPACIOUS TWO BEDROOM  
TWENTIETH FLOOR APARTMENT (WITH LIFT)  
IN A PRIME LOCATION IN WEST HENDON**

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

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## DESCRIPTION:

This is a bright and spacious two bedroom twentieth floor apartment (with lift) in a prime location in West Hendon. Living accommodation extends to c. 773 sq. ft. and comprises a luxury fitted kitchen with integrated appliances, reception area leading to a large private balcony, master bedroom with en-suite shower room, generous size second bedroom, together with a family bathroom.

The development is conveniently located, being close to transport links and the local amenities the area has to offer.

Hendon Waterside is a flagship regeneration development and an impressive Site of Scientific Interest, which is helping to transform the local area's landscape. The development overlooks the Welsh Harp Reservoir and is conveniently placed for an easy commute into central London.

Viewing is highly recommended.

EPC: B

## AT A GLANCE

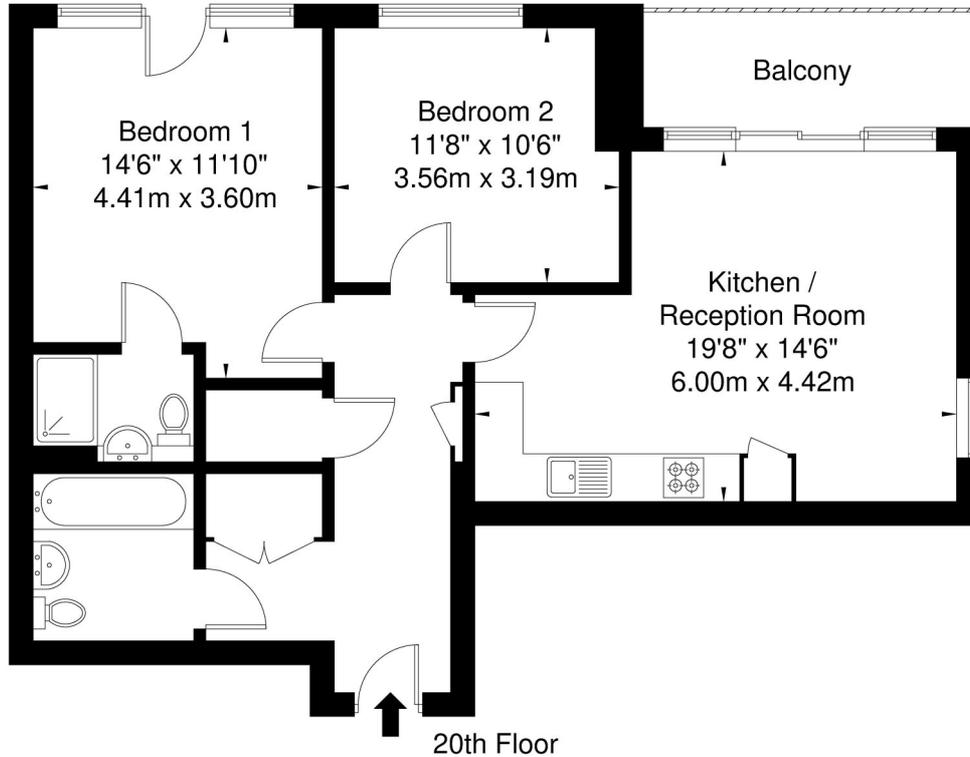
- STUNNING TWO BEDROOM TWENTIETH FLOOR APARTMENT
- GREAT SIZE AT 773 SQ FT
- PRIVATE BALCONY WITH FANTASTIC VIEWS PLUS ACCESS TO COMMUNAL TERRACE
- LONG LEASE
- FANTASTIC LOCATION WELL SUITED FOR TRANSPORT INTO CENTRAL LONDON





# Hawfinch House

Approx. Gross Internal Area = 71.9 sq m / 773 sq ft



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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B	84	84
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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