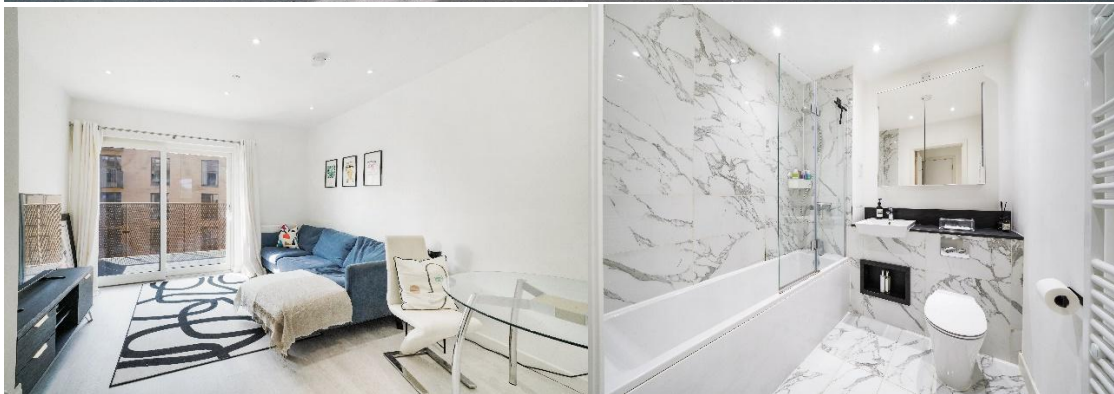


## Perryfield Way, Hendon, NW9



## Starling Apartments

### Perryfield Way, Hendon, NW9

### 1 bedroom / 1 bath flat

### GUIDE PRICE £350,000

A bright, modern one bedroom flat with a private terrace set on the fourth floor within the Hendon Waterside development.

Conveniently located near transport links such as Hendon Thameslink (0.2 miles) and Hendon Central Underground Station (0.9 mile), you'll also enjoy quick links to the M1, A405, and various bus routes.

#### Key Features

- Chain-Free
- Modern Open Plan Living Space
- Luxury Modernised Bathroom
- Private Terrace
- On-Site Concierge & Residents Gym
- Landscaped Communal Gardens
- Secured Gated Underground Parking
- Close To Amenities and Transport Links

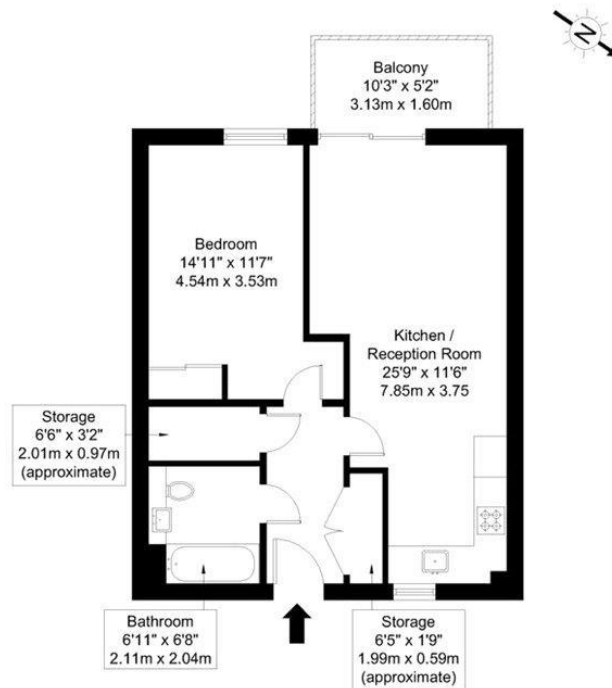
# Perryfield Way, Hendon, NW9

## Perryfield Way, NW9 7EQ

Approx Gross Internal Area = 51.1 sq m / 550 sq ft

Balcony = 5 sq m / 54 sq ft

Total = 56.1 sq m / 604 sq ft



Fourth Floor

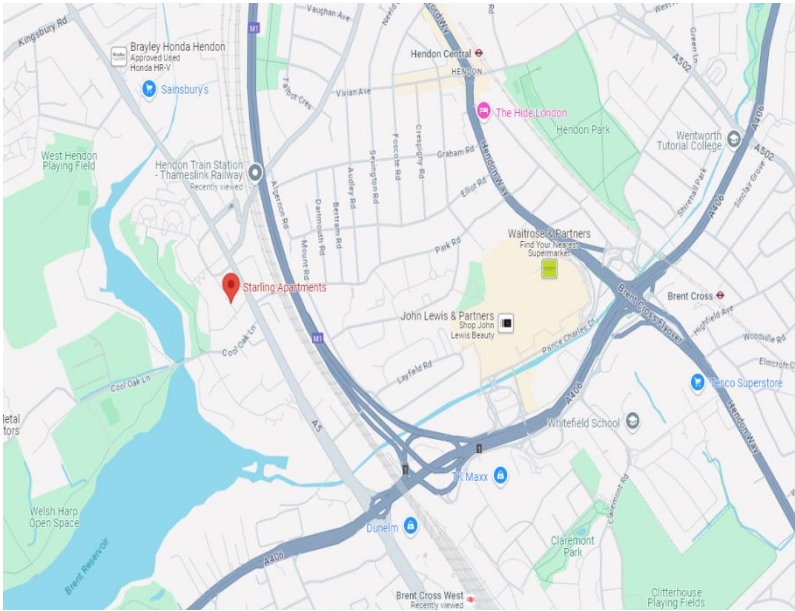
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Copyright **BLEU  
PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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# Perryfield Way, Hendon, NW9



**Tenure** = Leasehold

**Term** = c.995 years remaining  
(999 years from 30th October 2020)

**Service charge** = c. £2,500 per annum / c.£210 per calendar month (2024)

**Ground rent** = c.£360 per annum

**Council tax band** = C

**Local Authority** = London  
Borough of Barnet

**EPC** = B