



**HAWFINCH HOUSE, MOORHEN DRIVE, NW9**  
**£480,000 LEASEHOLD**

## **BRIGHT AND SPACIOUS TWO BEDROOM THIRTEENTH FLOOR APARTMENT WITH RESIDENTS PARKING & CONCIERGE**

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 thirteenth floor apartment with residents parking & concierge in a prime location in West Hendon. Living accommodation extends to c. 739 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.

EPC: B

Council Tax Band: D

## AT A GLANCE

- THIRTEENTH FLOOR APARTMENT WITH STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- RESIDENTS GYM
- CONCIERGE
- CLOSE TO LOCAL TRASPORT
- LONG LEASE

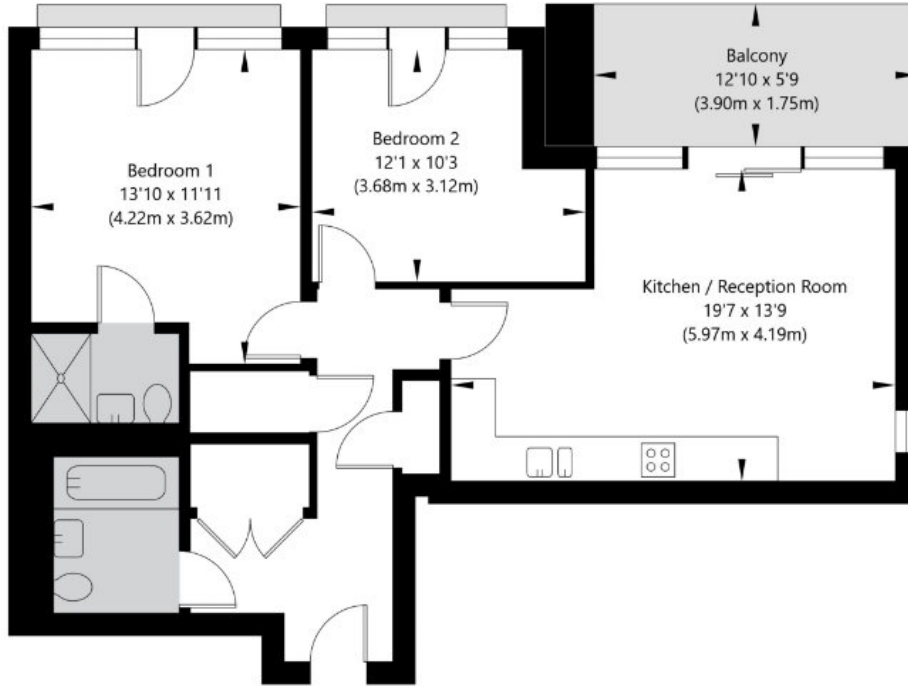






Hawfinch House 1, Moorhen Drive, London, NW9 7BX

Thirteens Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 68.68 SQ M / 739 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.68 SQ M / 739 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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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
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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