



- **VERY LONG LEASE**
- **BRIGHT & AIRY**
- **MODERN THROUGHOUT**
- **PICTURESQUE**
- **WALKING DISTANCE TO HENDON RAIL**

MOORHEN DRIVE, HENDON WATERSIDE, NW9
£275,000 LEASEHOLD

**STYLISH ONE BEDROOM FLAT IN A SOUGHT-AFTER NW9
DEVELOPMENT WITH LONG LEASE AND COMMUNAL
GARDENS**

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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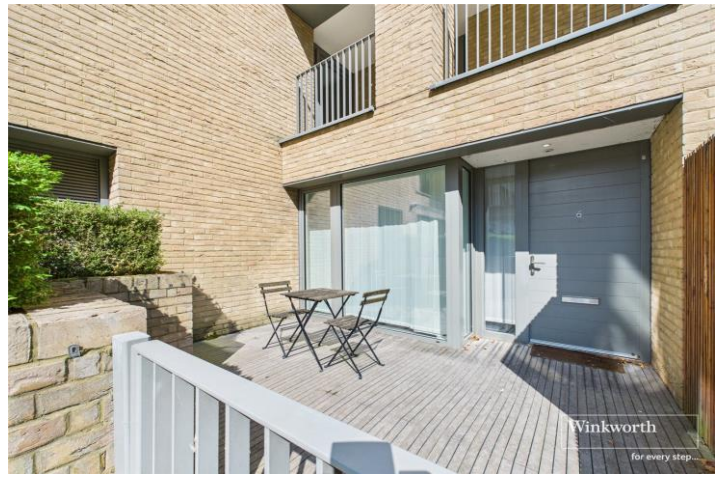


Set within a modern purpose-built development, this beautifully presented one bedroom apartment is located on the ground floor of Greenshank House and offers a stylish, contemporary living space with excellent natural light throughout. The property features an open-plan kitchen/reception room finished with sleek fitted units and integrated appliances, providing the perfect setting for both entertaining and everyday living. The double bedroom is generously sized with ample storage, while the modern bathroom is fitted with a quality three-piece suite.



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Approximate total area⁽¹⁾
505 ft²
46.9 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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 141 year and 11 months

Service Charge: Approx £2500 per annum

Ground Rent: Approx £350 Annually (subject to increase)

Council Tax Band: Band C

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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