



## Pheasant Square, NW9

£475,000 *Leasehold*

2  1  2 

A rare opportunity to acquire a truly unique two-bedroom, two-bathroom duplex apartment offering the space and feel of a house within a modern, amenity-rich development in vibrant NW9. This stylish, split-level property is presented in immaculate condition and benefits from a highly desirable long lease. Immaculate condition and benefits from a highly desirable long lease.

### KEY FEATURES

- UNIQUE DUPLEX (SPLIT LEVEL)
- LONG LEASEHOLD TENURE
- SECURE RESIDENTS PARKING
- TWO DOUBLE SIZED ROOMS
- PRIVATE BALCONY
- TURNKEY PROPERTY



Hendon

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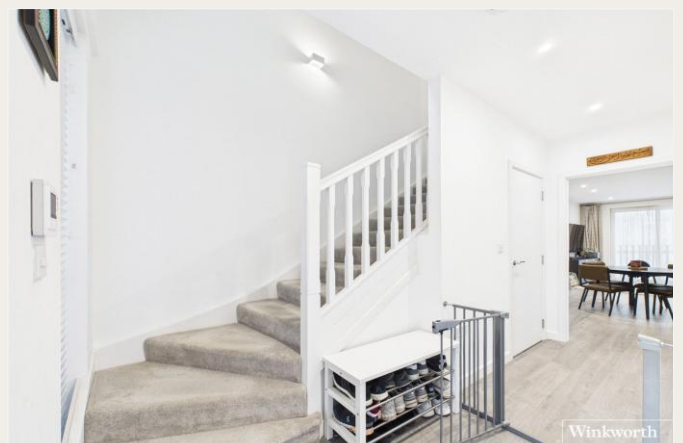


## DESCRIPTION

The internal layout offers a superb separation of living and sleeping quarters, creating a true sense of space. The entrance level features a bright, contemporary reception area, a modern fitted kitchen, and the convenience of a downstairs guest WC. Upstairs, you will find the two generous bedrooms alongside the well-appointed main family bathroom. Enjoy your essential private outdoor space on the balcony, and benefit from access to the fantastic communal roof top gardens, offering residents elevated views and extra recreational space.

Residents benefit from outstanding on-site facilities designed for convenience and well-being, including a fully equipped residents' gym, secure residents' parking, and the assurance of a dedicated concierge service.

Set in a thriving and well-connected community, the area offers fantastic local amenities, including diverse dining options, independent shops, and excellent access to beautiful green spaces like the Welsh Harp.



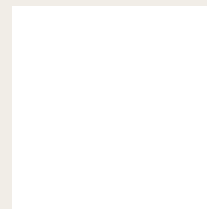




## LOCATION

For commuters, the location is superb, offering dual rail links to the city. Colindale Underground Station (Northern Line) is easily accessible, providing swift, direct journeys to key London destinations like King's Cross and Bank. Additionally, Hendon Overground Station (Thameslink) is close by, connecting you directly to London St Pancras International in approximately 18 minutes, making this an ideal choice for the modern city professional.

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



<https://www.winkworth.co.uk/sale/property/CLS250943>

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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 141 year and 9 months

**Service Charge:** £2846.71 per annum

**Ground Rent:** £ 475 Annually (subject to increase)

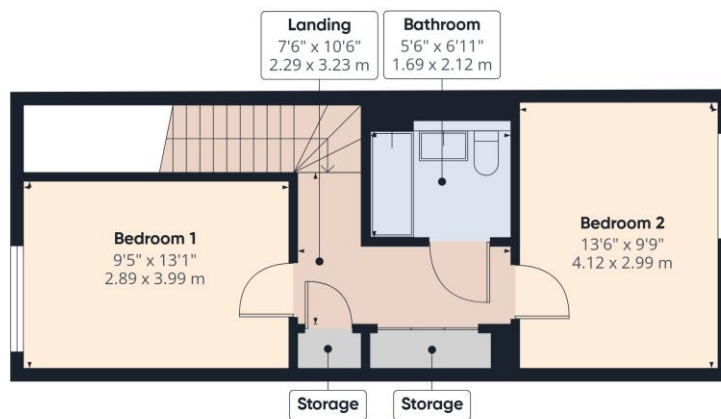
**Council Tax Band:** D

**EPC rating:** B

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		



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

814 ft<sup>2</sup>  
75.6 m<sup>2</sup>

Balconies and terraces

22 ft<sup>2</sup>  
2 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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