



- EXCEPTIONAL QUALITY & DESIGN
- PRIVATE BALCONY
- SECURE UNDERGROUND PARKING
- PRIME LOCATION
- LONG LEASE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

PERRYFIELD WAY, WEST HENDON, LONDON, NW9
OIRO £325,000 LEASEHOLD

MODERN ONE-BEDROOM APARTMENT WITH BALCONY & UNDERGROUND PARKING IN WEST HENDON

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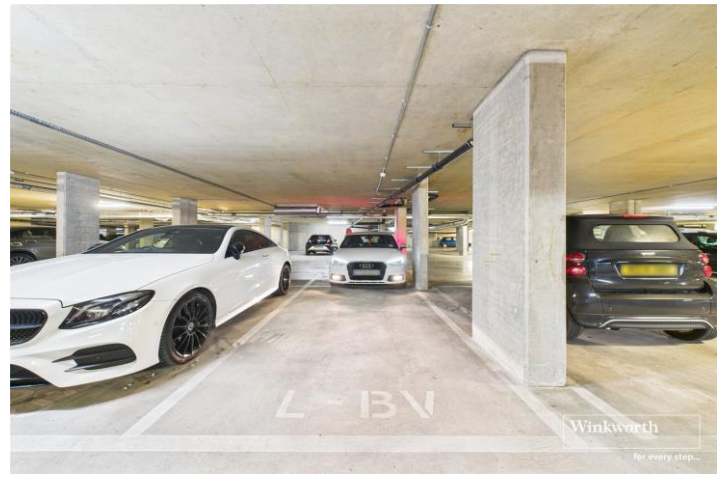


Discover this stunning one-bedroom apartment, set within a highly sought-after new development in the heart of West Hendon. Offering a private balcony, secure underground parking, concierge service, gym, and a very long lease, this home combines modern elegance with everyday convenience—perfect for professionals and first-time buyers alike. Designed and finished to an exceptional standard, the apartment features a light-filled, open-plan living area that extends seamlessly onto a private balcony—an ideal spot for morning coffee or evening relaxation. The bespoke kitchen comes fully fitted with premium integrated appliances, while the bathroom is finished to a high standard with modern fittings.

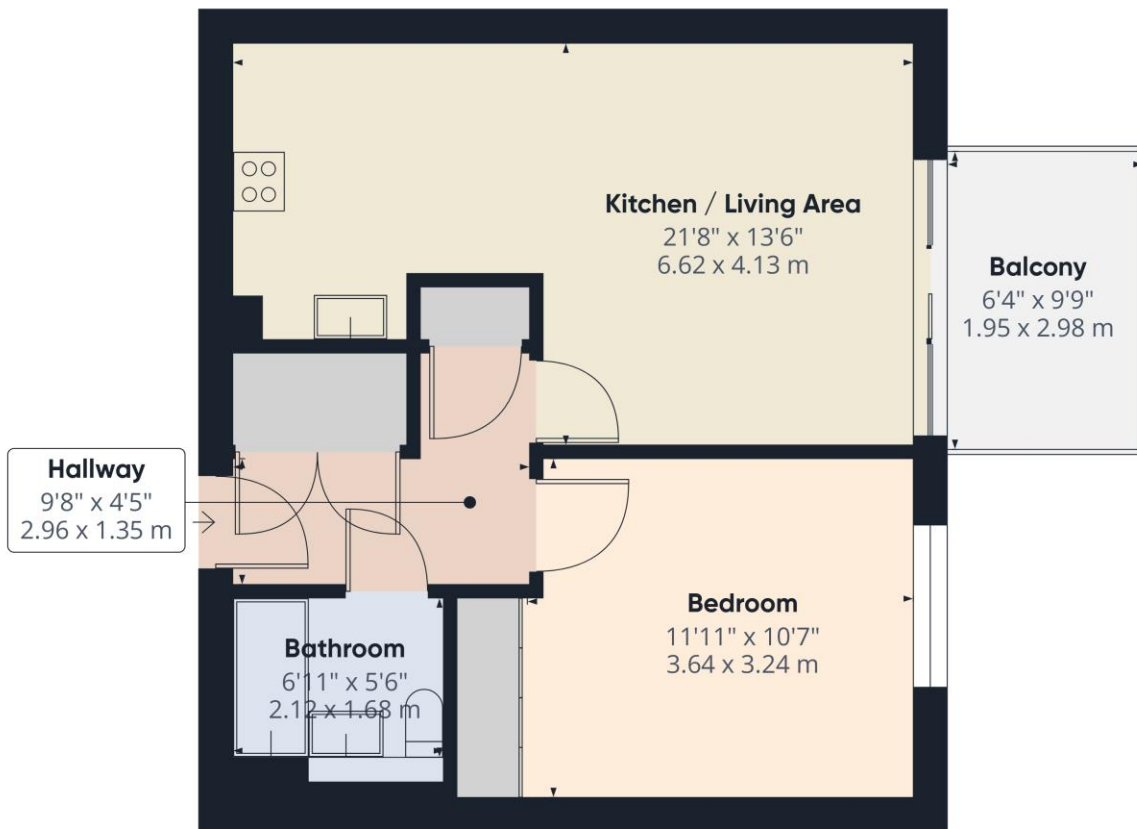


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**Approximate total area⁽¹⁾**

510 ft²
47.4 m²

Balconies and terraces

62 ft²
5.8 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approx 142 years remaining

Service Charge: Approx £2949 per annum (subject to increase)

Ground Rent: Approx £375 Annually

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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