

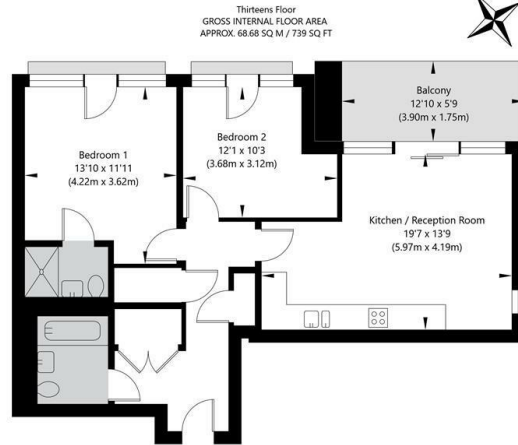


## Moorhen Drive, London

Asking price £435,000

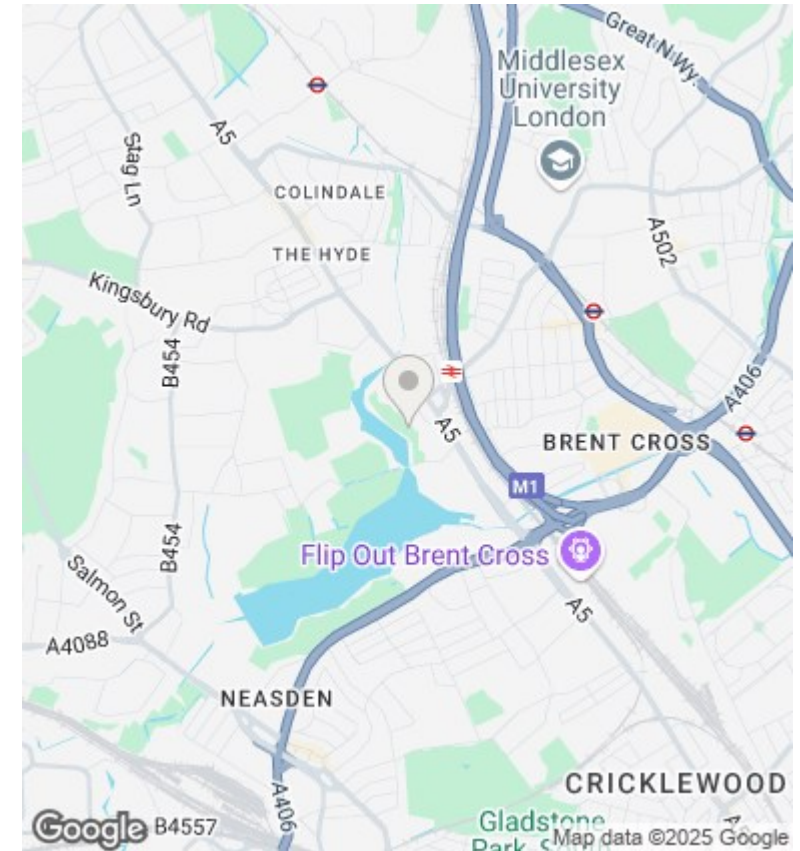
- 13th floor apartment
- Residents gym
- 6 Minute walk To Hendon Station
- 2 double bedroom apartment
- Presented in excellent condition
- Ultra modern communal area with a concierge
- Private Balcony
- Ideal first time purchase/Investment property
- Large master bedroom with ensuite
- 739 sq.ft

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



APPROXIMATE GROSS INTERNAL FLOOR AREA 68.68 SQ M / 739 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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## Directions

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.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	