



Moorhen Drive, West Hendon, NW9
£1,700 Per Calendar Month

**richard
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ESTATE AGENTS

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Property Description

A One Double Bedroom second floor apartment situated in this modern Hendon Waterside development and conveniently located close to the Welsh Harp Reservoir, Brent Cross Shopping Centre and Hendon Thameslink station.

The accommodation provides a reception room, a modern kitchen and bathroom.

Amenities include a balcony, lift and an entryphone system.

NO ALLOCATED PARKING

Available on an Unfurnished basis.

Council Tax Band C.


Sole Agent.

Key Features

- SECOND FLOOR
- RECEPTION ROOM
- BATHROOM
- NO ALLOCATED PARKING
- UNFURNISHED
- ONE DOUBLE BEDROOM
- MODERN KITCHEN
- BALCONY
- MODERN DEVELOPMENT
- COUNCIL TAX C

Important Information

- **Price:** £1,650 Per Month
- **Council Tax Band:** C
- **EPC:** B
- **Locaton:** West Hendon

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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