



6 Lindley House 1 Henshaw Parade, The Hyde, London, NW9 6GF  
**£725,000**



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Brand New | Open Plan | Private Terrace | Integrated Appliances | Concierge | Gym | Lounges | Cinema Room  
| Great Transport Links | WeChat: CLH-Consultant.

## Description

### The Property

Set on the 4th floor of the newly completed Lindley House, this brand-new apartment offers beautifully proportioned accommodation, high-quality finishes, and a thoughtfully designed layout ideal for modern living. From the moment you enter, the expansive open-plan living, dining, and kitchen space creates a strong first impression, with floor-to-ceiling windows flooding the home with natural light and enhancing the sense of space throughout.

The contemporary kitchen is both elegant and highly functional, finished in refined green and white tones. A generously sized central island forms the focal point of the space, perfect for casual dining or entertaining. High-spec integrated Bosch appliances include an oven, microwave, wine cooler, dishwasher, and fridge/freezer, ensuring both practicality and style are seamlessly combined.

The bright living area flows effortlessly onto a substantial wrap-around terrace, extending the living space outdoors and providing an ideal setting for relaxing, dining, or hosting guests in warmer months.

The principal bedroom is generously proportioned and thoughtfully arranged, featuring floor-to-ceiling windows, bespoke built-in wardrobes, and a sleek en-suite bathroom finished to an excellent standard. Two further bedrooms also enjoy excellent natural light and flexible proportions, making them well suited for family living, guest accommodation, or use as a home office.

The main bathroom is finished with equal attention to detail, offering a full-size bathtub with an overhead shower and stylish mirrored cabinetry that provides smart, discreet storage.

Finished to a high specification throughout, this outstanding apartment represents an excellent opportunity to acquire a brand-new home within Lindley House, combining contemporary design, generous outdoor space, and refined interiors in a modern residential setting.

### Silkstream Development

The Silk Club is an exclusive collection of residents' facilities designed to enhance your lifestyle and wellbeing at Silkstream.

A space that reflects today's modern way of living; The Silk Clubhouse is a welcome addition to your home. It features a concierge and sociable residents' lounge. There is also a co-working area with meeting spaces, video conferencing booths, beverage station and outdoor terrace overlooking the 1.5 acre public park. A contemporary gym, fitness studio and two private screening rooms complete The Silk Club.

### Additional Information

Heating/Hot Water Provider: TBC (Fees and charges may apply; please refer to the supplier for more information)

Council: Barnet, Band: E

Service Charge: £5,000 per annum (subject to change)

Ground Rent: £0 per annum (subject to change)

EPC Rating - B



Local Council: Barnet

Council Tax Band: E

**SILKSTREAM**  
LONDON NW5

**Fourth Floor**

Dimensions		
Living/Dining/Kitchen	5.20m x 6.28m	17' 0" x 20' 7"
Bedroom 1	2.95m x 3.03m	9' 8" x 9' 11"
Bedroom 2	2.88m x 3.60m	9' 5" x 11' 9"
Bedroom 3	2.65m x 2.60m	8' 8" x 8' 6"
Terrace 1	12.44m x 1.50m	40' 9" x 4' 11"
Terrace 2	1.50m x 10.94m	4' 11" x 35' 10"
Total Area	92.3 sq.m	993 sq.ft

**Key**

C	Cupboard
U	Utility

**St George**  
Designed for life

## A map of the West Hendon Playing Field area in London. The map shows a network of roads including Kingsbury Rd, Edgware Rd, W Hendon Broadway, and Station Rd. A large blue area represents a body of water, likely the Grand Union Canal. A red pin is placed on the map near the intersection of Edgware Rd and W Hendon Broadway. The map also shows green spaces and buildings. The text 'Colindale' and 'The Hyde' are visible at the top. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

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

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