

HAWFINCH HOUSE, MOORHEN DRIVE, LONDON, NW9 7BX



EPC Rating: B

Hoopers are very proud to present this spacious two-bedroom, 2 bathroom flat situated on the 17th floor flat of this modern block with its own private balcony affording views overlooking Brent reservoir, Welsh Harp and greenery further afield. This property offers great modern living and the property is located just off Hendon Broadway providing great links to Central London, the M1 Motorway and Brent Cross Shopping complex.

- Modern flat
- Large open plan lounge/kitchen
- Two double bedrooms
- Two bathrooms (one en-suite)
- Double glazed windows
- Own private balcony
- Viewing highly recommended
- Gross internal floor area of 710sq ft (66 sq m) approximately
- Communal Gardens
- Allocated parking
- Concierge service
- The nearest station is Hendon main line (Capital Connect trains)

PRICE:£440,000.....LEASEHOLD

HAWFINCH HOUSE, MOORHEN DRIVE, LONDON, NW9 7BX (CONTINUED)

The accommodation is arranged as follows:

17th Floor: Accessed via communal front door to imposing foyer and lift to all floors.

Entrance Hall: Wood flooring with underfloor heating.

Lounge Open plan with Kitchen: *Kitchen area:* Single drainer sink unit with mixer tap. Fitted wall and base units with work surfaces above. Integrated dishwasher, fridge and freezer. Induction hob and extractor hood above. Built in double oven. Wood flooring with underfloor heating. **Lounge area:** Wood flooring with underfloor heating. Double glazed patio doors to own private terrace/patio with timber decking.

Bedroom 1: Double glazed window. Carpet with underfloor heating. Door to:

En-suite Shower Room/WC: Shower cubicle with built-in shower. Vanity unit with cupboard/shelving above. Low level WC with concealed cistern. Tiled flooring and part tiled walls. Heated towel rail. Electric shaver point.

Bedroom 2: Double glazed windows. Carpet with underfloor heating. Door to:

Family Bathroom/WC: Panelled bath with mixer tap and separate built in shower over with shower screen. Low level WC with concealed cistern. Vanity unit with cupboard/shelving above. Heated towel rail. Wall mounted cupboards. Tiled flooring and part tiled walls. Electric shaver point.

External features: Communal gardens. Private balcony with views.

Lease: Approximately 147 years

Service Charge: £4,000 per annum approximately

Ground rent: £500 per annum approximately

Council Tax: Band D.

PRICE: **£440,000** **LEASEHOLD**

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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