



BRICK
MANAGEMENT + LETTINGS

24 Nuthatch Apartments Shearwater Drive, Hendon Waterside, West Hendon, London, NW9 7GD

£2,175 Per month



24 Nuthatch Apartments Shearwater Drive, Hendon Waterside, West Hendon, London NW9 7GD £2,175 Per month

New to the market, this stunning two bedroom furnished third floor executive apartment, forms part of the impressive newly built Barratt Homes Hendon Waterside development.

The property itself benefits from a long entrance hallway with large storage cupboard leading to a large open plan living / dining area, private balcony with far reaching city views, stylish fully integrated white kitchen and large separate utility cupboard, master double bedroom with luxury ensuite bathroom and fitted double wardrobe, second double bedroom, luxury family bathroom, neutral decoration throughout and secure video entry / communication system.

Residents have access to a beautiful waterside park with play area. Local amenities include a supermarket, coffee shop and numerous convenience store and takeaways.

* Sorry no allocated parking with this apartment *

Hendon Waterside is just a few minutes walk from the Hendon Thameslink station, offering 20 minute access into central London.

Description



Situation



Furnished

Council Tax Band: New Build

Available: 16th September 2024

Floor Plans



**PLOTS 166 (1), 175 (2), 184 (3), 193 (4), 198 (5),
203 (6), 208 (7), 213 (8)**

Living/Kitchen/Dining
25'10" x 13'11" (7882 x 4236mm)

Bedroom 1
14'7" x 10'6" (4432 x 3200mm)

Bedroom 2
12'9" x 8'4" (3875 x 2550mm)

En Suite
5'1" x 6'9" (1550 x 2050mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

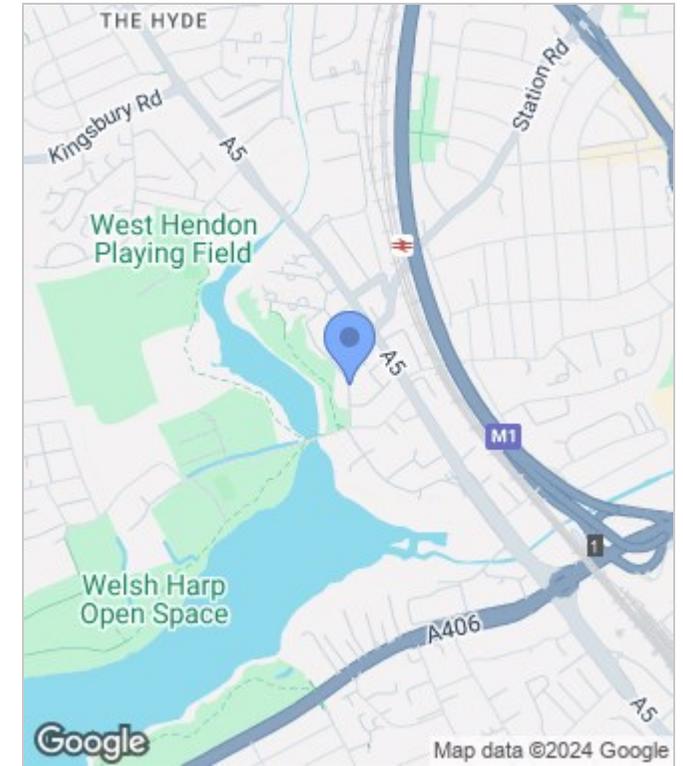
TOTAL AREA
752 sq ft (69.9 sq m)

Balcony
69 sq ft (6.4 sq m)



39

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.