



## Shearwater Drive, London, NW9 7AG

£450,000 - Leasehold

**\*\*CHAIN FREE\*\*** This charming purpose-built flat located in the desirable area of Hendon Waterside, West Hendon. This delightful property boasts a generous 689 square feet of living space, making it an ideal choice for individuals or small families seeking comfort and convenience.

The flat features two well-proportioned bedrooms, with two modern bathrooms (1 x ensuite) and the spacious reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the lovely balcony, taking in the views of the surrounding area. Additionally, the block has a passenger lift and the flat comes with an allocated space in the underground parking, ensuring that your vehicle is secure and easily accessible.

Situated in the sought-after Hendon Waterside development, this property is chain-free, allowing for a smooth and efficient purchase process. The location offers excellent transport links and local amenities, making it a convenient base for both work and leisure.

This flat is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss your chance to make this delightful property your new home.

Book a viewing today with Squires Estates.

Leasehold - 155 years remaining  
Ground Rent: £350 per annum  
Service Charge: £2400 per annum  
Barnet Council Tax Band D

- Chain Free
- 689 sq ft
- 2 Double Bedrooms
- 2 Bathrooms (1 x ensuite)
- Open Plan Kitchen & Lounge
- Balcony
- Lift & Allocated Space in Underground Parking
- Long Lease - 155 years remaining
- Excellent Transport Links & Local Amenities
- Barnet Council Tax Band D



## Floor Plan

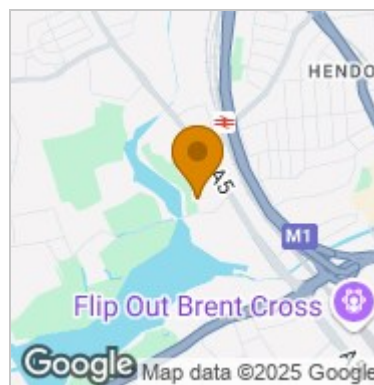
Goshawk Court, Shearwater Drive West Hendon, London, NW9 7AG  
Gross Internal Area 689 sq ft / 64 sq metres



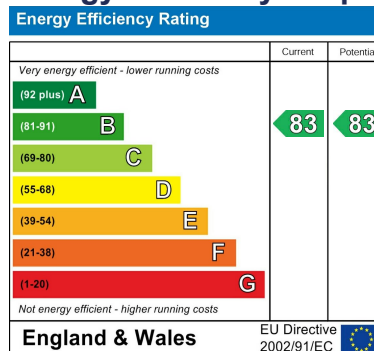
Fourth Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



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.

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