



## Shearwater Drive, London, NW9 7AH

£390,000 - Leasehold

Welcome to this charming two-bedroom flat located on Shearwater Drive in the desirable area of Hendon Waterside. This purpose-built property offers a comfortable living space of 667 square feet, making it an ideal choice for individuals or small families seeking a modern home.

As you enter the flat, you will find a well-proportioned open-plan kitchen and lounge area that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary kitchen is designed to maximize space and functionality, making it ideal for everyday living.

The property boasts two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, including an en-suite, convenience and privacy are assured for all residents.

One of the standout features of this flat is the lovely balcony, which allows you to enjoy fresh air and views of the surrounding area. The property is situated within a small block, ensuring a sense of community while maintaining a tranquil environment. Further benefits are the right to park for one car in the zoned bays situated directly outside the development.

Attractively priced and chain-free, this flat presents an excellent opportunity for buyers looking to make a move without the hassle of a lengthy chain. This property is sure to meet your needs.

In summary, this delightful flat on Shearwater Drive combines modern living with a convenient location, making it a must-see for anyone looking to settle in West Hendon. Don't miss your chance to view this wonderful home.

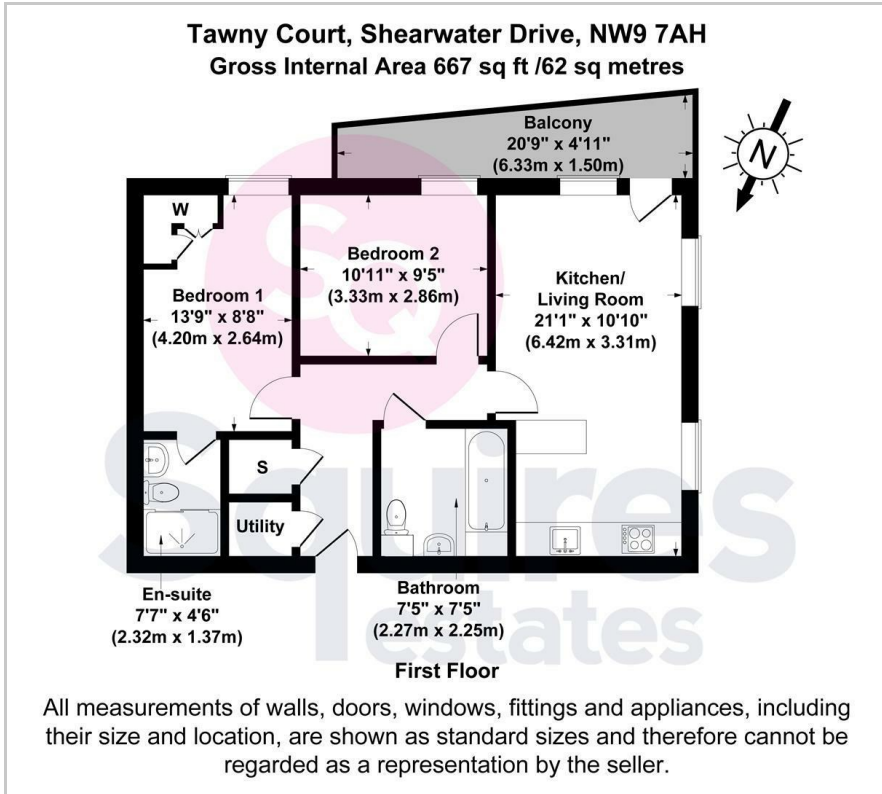
Leasehold – 142 years remaining  
Ground Rent: £350 per annum  
Service Charge: £2,400 per annum  
Barnet Council Tax Band: D

- Two Bedroom Flat
- 667 sq. ft.
- Open-plan Kitchen & Lounge
- Modern Kitchen
- Two Spacious Bedrooms
- Two Bathrooms
- Private Balcony
- Parking for one vehicle
- Chain-free Property
- Barnet Council Tax Band D

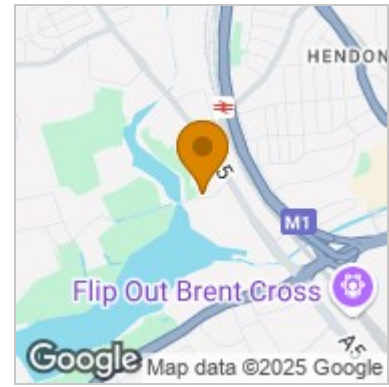




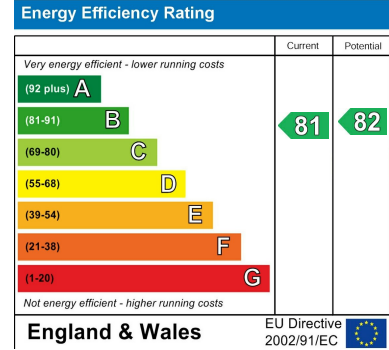
## Floor Plan



## 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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