



Flat 50 Hawfinch House 1 Moorhen Drive, London, NW9 7BF

Asking Price £490,000

A modern two bedroom, two bathroom eight floor apartment with stunning views for sale in Hawfinch House, close to transport links and local schools and shopping is available for sale now!

Accommodation comprises large open plan kitchen/reception room with large balcony, two bedrooms, two bathrooms (one en-suite) all in excellent decorative order and the property benefits from large private balcony, lift to all floors.

An early viewing is highly recommended through sole agents Benjamin Stevens

First Bedroom 15'0 x 10'10 (4.57m x 3.30m)



Second Bedroom 10'11 x 9'3 (3.33m x 2.82m)



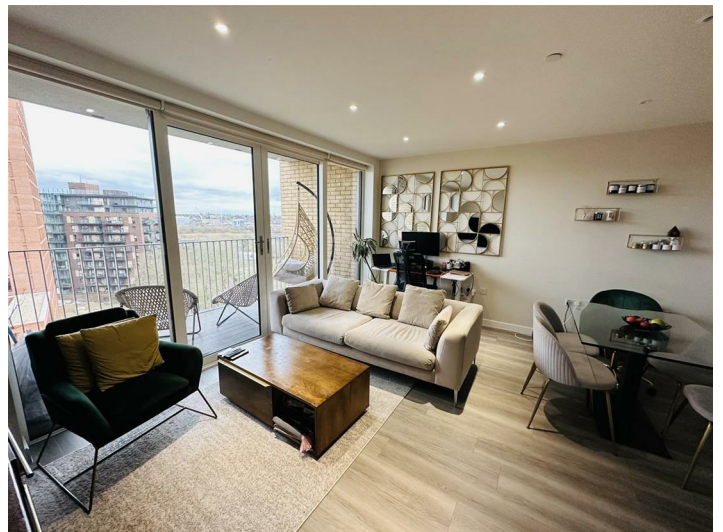
Bathroom 6'10 x 6'6 (2.08m x 1.98m)



En-Suite



Open Plan Living/Kitchen Room 17'2 x 15'8 (5.23m x 4.78m)



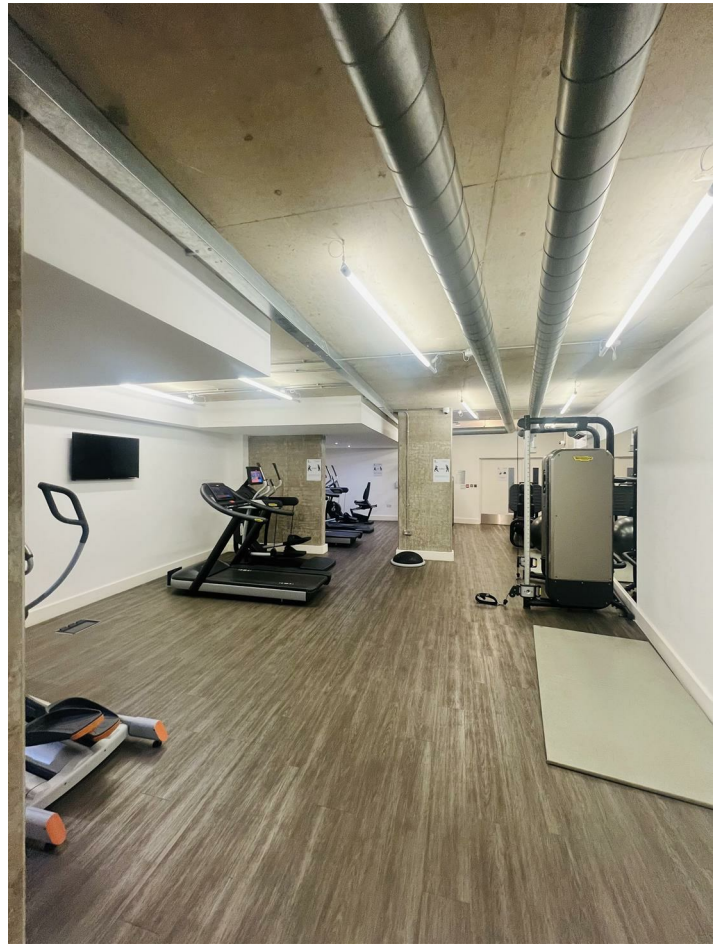
**Open Plan Living/Kitchen Room 17'2 x 15'8
(5.23m x 4.78m)**



Balcony



Gym Facilities

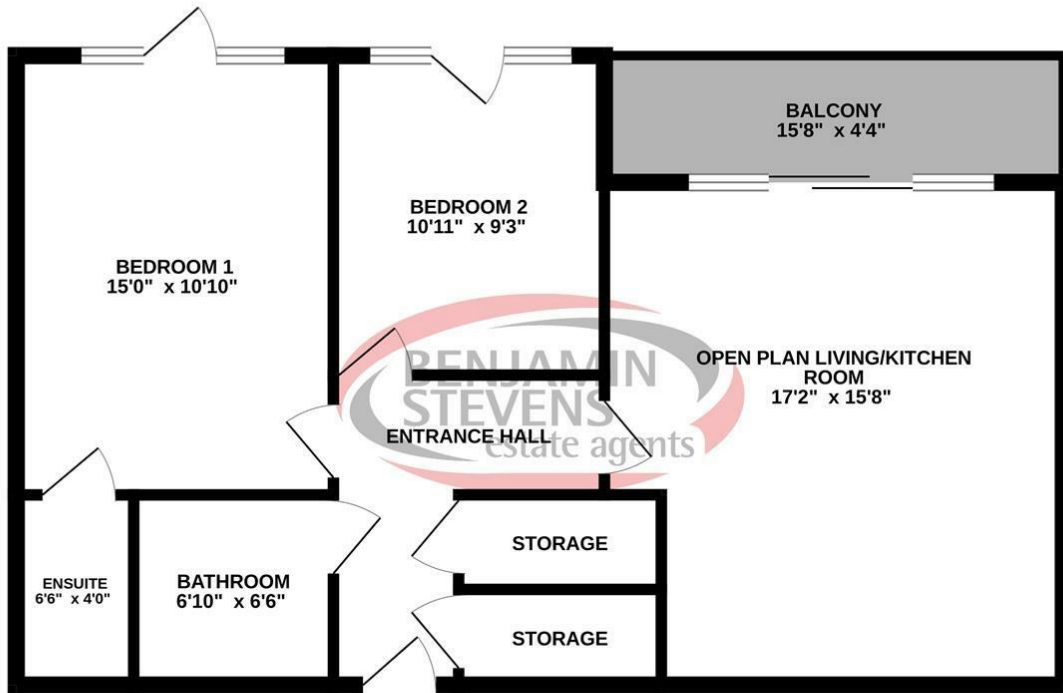


Tenure

142 years remaining on the lease
Ground Rent - £650
Service Charge - £3,000

Floor Plan

703 sq.ft. approx.



TOTAL FLOOR AREA : 703 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



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