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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



London  
£390,000



London

£390,000

An immaculate one double bedroom apartment located in the prestigious Hendon Waterside development. This stunning home has a spacious kitchen / reception room, a private balcony, and parking space. This stunning modern development overlooks the Welsh Harp Nature Reserve and Reservoir, and is conveniently located close to Brent Cross Shopping Centre and Hendon Thameslink Station



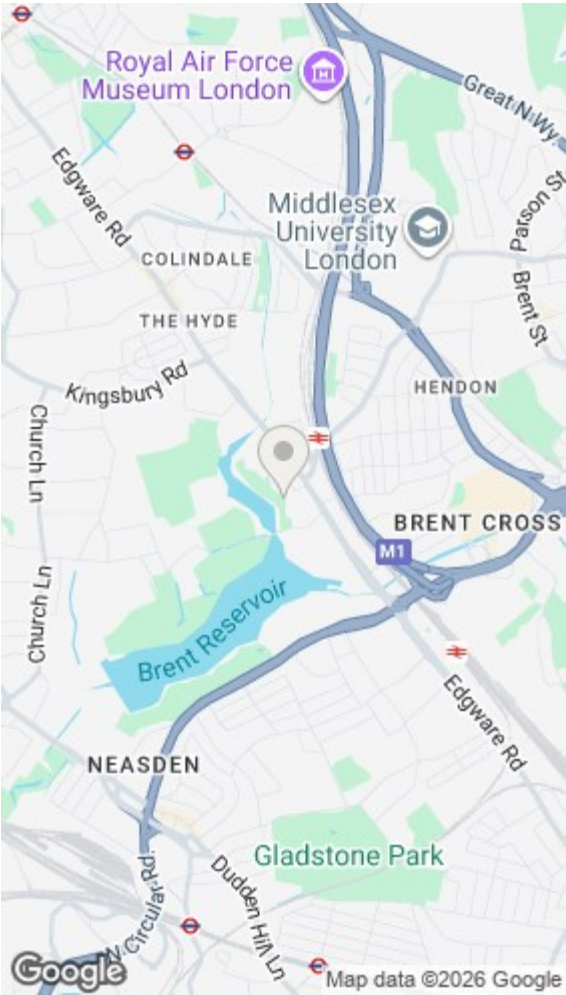
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Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 49.3 sq. metres (530.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	









A stunning apartment with private balcony and far reaching views.



**A Fantastic Location**  
Located in Zone 3, Hendon Waterside is within walking distance of Hendon railway station and Hendon Central Tube station. Reach St Pancras International in just 16-minutes from Hendon station. Just 14-minutes from Hendon station to Camden Town. Heathrow Airport is around a 30 minute drive away. 10-minutes by bus to Brent Cross Shopping Centre

**Essentials On Your Doorstep**  
The development offers residents stylish new homes, set within expansive landscaped gardens, next to the beautiful Welsh Harp Reservoir. On-site Co-op supermarket and dental clinic. Find shops, coffee shops and cafés on the rejuvenated Broadway. A new community centre for the area is now open. Explore footpaths, scenic trails and woods surrounding the reservoir. Sailing and other water sports available on the Welsh Harp Reservoir. Outstanding schools nearby.

**Efficient Modern Design**  
Designed by an international award-winning architect and built around landscaped courtyard gardens, the Welsh Harp Reservoir and The Green – a communal park that runs through the development. The apartment has been created to meet the needs of busy modern life with:  
Open-plan living spaces.  
Handleless kitchens with integrated appliances.  
Private outdoor balcony with lovely views.

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#### Lease Information

We are advised that the terms of the lease are:

Lease term remaining: 996 years  
Service Charge & Ground Rent combined: £2332.64 per annum

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



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