



**BRICK**  
MANAGEMENT + LETTINGS

29 Nuthatch Apartments Hendon Waterside, Hendon, London, NW9 7GD

£1,740 Per month



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New to the market, this well presented fourth floor unfurnished one bedroom executive apartment, forms part of the impressive newly built Barratt Homes Hendon Waterside development.

The property itself benefits from an entrance hallway with very large storage cupboard and large utility cupboard leading to a long open plan living / dining area, stylish fully integrated grey kitchen, private balcony with stunning city / water views, large double bedroom with fitted double wardrobe, luxury bathroom with bath and shower, neutral decoration throughout and secure video entry / communication system.

Residents have access to a large enclosed private garden with play area plus a beautiful waterside park with play area. Local amenities include a supermarket, coffee shop and numerous convenience stores 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



Unfurnished

Council Tax Band: New Build

Available: 22nd July 2024

## Floor Plans

### 1-BEDROOM APARTMENT



**PLOTS 162 (1), 171 (2), 180 (3), 189 (4), 194 (5),  
199 (6), 204 (7), 209 (8)**

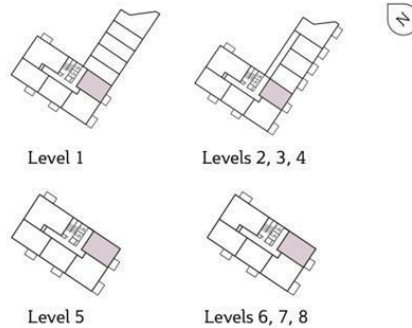
**Living/Kitchen/Dining**  
9'7" x 22'1" (2925 x 6729mm)

**Bedroom**  
9'0" x 18'2" (2750 x 5529mm)

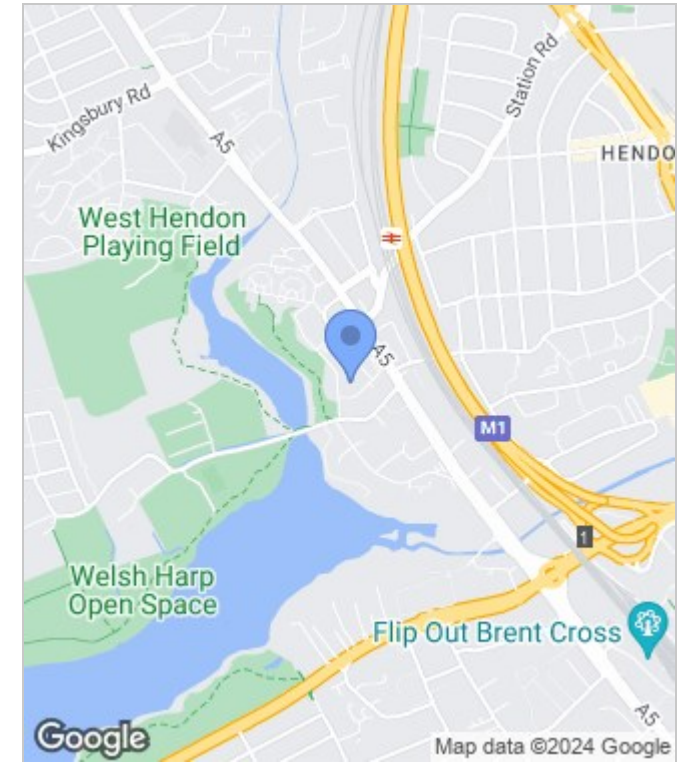
**Bathroom**  
7'1" x 6'9" (2150 x 2050mm)

**TOTAL AREA**  
567.9 sq ft (52.8 sq m)

**Balcony**  
58 sq ft (5.3 sq m)



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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