



44 Wryneck Apartments Perryfield Way, West Hendon, London, NW9 7FN

£1,795 Per month



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New to the market, this well presented fifth 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 large utility cupboard and storage cupboard leading to a large open plan living / dining area, private balcony with far reaching views, stylish white kitchen with integrated appliances, large double bedroom with fitted mirrored wardrobe, luxury bathroom with bath and shower, neutral decoration throughout and secure video entry / communication system.

Residents have access to an internal garden with play area and beautiful waterside park with play area. Local amenities include a supermarket, coffee shop and numerous convenience stores and takeaways.

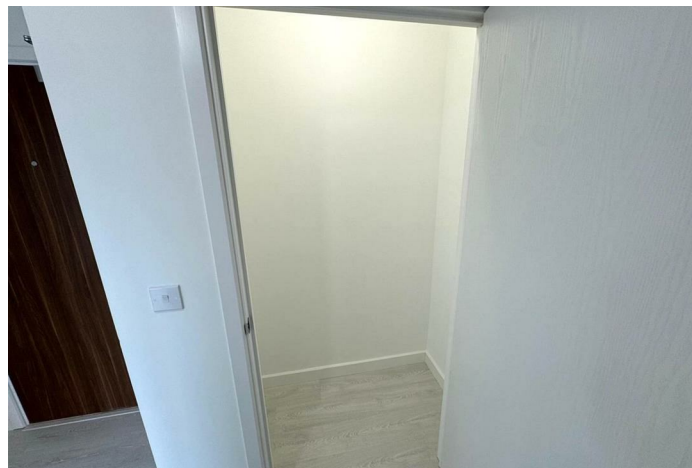
* Sorry no allocated parking with this apartment *

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: 14th October 2024


Floor Plans


1 BEDROOM APARTMENT






Level 1


Level 2


Level 3


Level 4

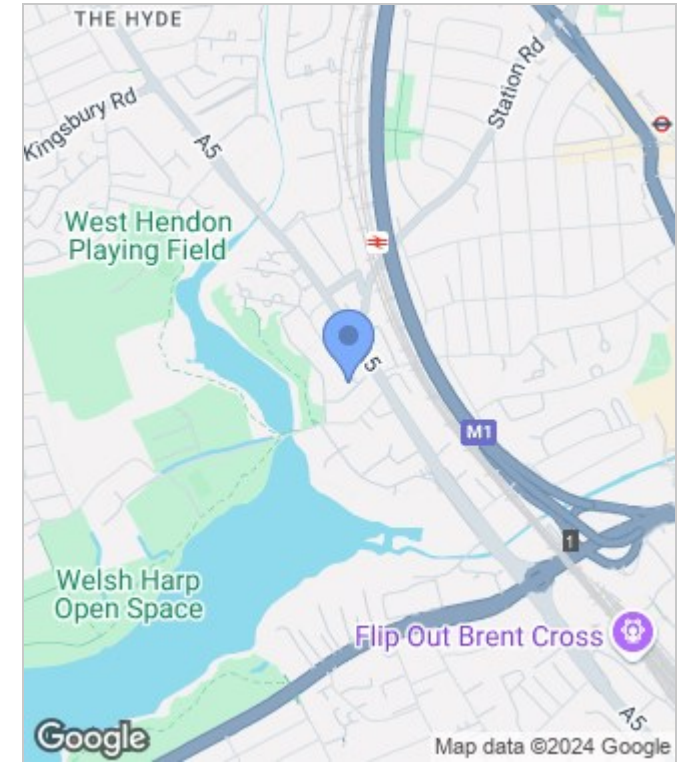

Level 5


Level 6

PLOTS 100, 107, 119, 131, 143 & 150

Living/Dining/Kitchen 11'6" x 25'9" (3512 x 7839mm)	TOTAL AREA 596 ft ² (55.4 m ²)
Bedroom 12'11" x 11'4" (3933 x 3450mm)	Balcony 58 ft ² (5.2 m ²)
Bathroom 6'9" x 7'1" (2050 x 2150mm)	

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B	84	84	
(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	

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