



Peregrine Apts, Moorhen Drive, NW9

£500,000

Pearl & Chance



## Peregrine Apartments, Moorhen Drive, NW9

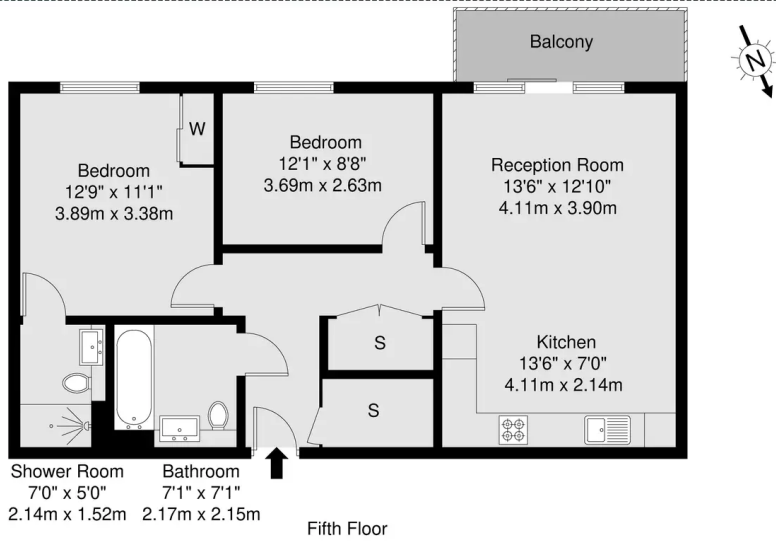
Welcome to a stunning two double bedroom apartment in the highly desirable Waterside development overlooking the Welsh Harp Reservoir. This elegant residence features a main bedroom with an en-suite bathroom and built-in wardrobes, a generously sized second bedroom, and an expansive south-facing balcony perfect for entertaining or unwinding with picturesque views. Designed by an internationally award-winning architect, the development is built around landscaped courtyard gardens and offers direct access to the Welsh Harp Reservoir. Boasting a commendable EPC rating of B, it is energy efficient, helping to reduce both your environmental impact and energy bills. The apartment has been tailored to a modern open-plan living space, featuring a handleless kitchen with integrated appliances, underfloor heating for added comfort, and a large storage utility cupboard. Residents can enjoy premium amenities such as a dedicated concierge service, a well-equipped gym for fitness enthusiasts, a communal roof garden, and a children's play area. The property also includes secure underground parking with an electric charging point, providing peace of mind for vehicle owners.











GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67 sq m / 721 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
4.7 sq m / 50 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
5 sq m / 53 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	95	95
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.