



Perryfield Way, London, NW9 7FL

£725 Per Week

A BRAND NEW DUPLEX APARTMENT SET OVER 2 FLOORS WITH 3 DOUBLE BEDROOMS, 2 BATHROOMS + GUEST WC AS WELL AS SEPARATE KITCHEN DINER AND RECEPTION ROOM AS PARKING

This spacious duplex maisonette is set over 1,189 square feet and comprises:

Ground floor: Large kitchen and dining room, guest cloakroom, spacious reception room leading onto private patio

First floor: 3 double bedrooms, en-suite shower room to master and further family bathroom.

The property is located in Hendon Waterside which is zone 3 and only a 5 minutes' walk to Hendon Central with on site supermarket and shops nearby as well as the scenic "Welsh Harp" reservoir

PARKING
AVAILABLE NOW
UNFURNISHED
FURNISHED UPON REQUEST

- BRAND NEW 3 BED APARTMENT WITH PARKING
- KITCHEN & DINING ROOM
- GUEST WC AND 2 BATHROOMS
- NEXT TO THE SCENIC WELSH HARP RESERVOIR
- DUPLEX APARTMENT WITH OWN FRONT DOOR
- LARGE RECEPTION ROOM
- HENDON WATERSIDE DEVELOPMENT
- SET OVER 1,189 SQUARE FEET
- PRIVATE PATIO
- 5 MIN WALK TO HENDON CENTRAL STATION

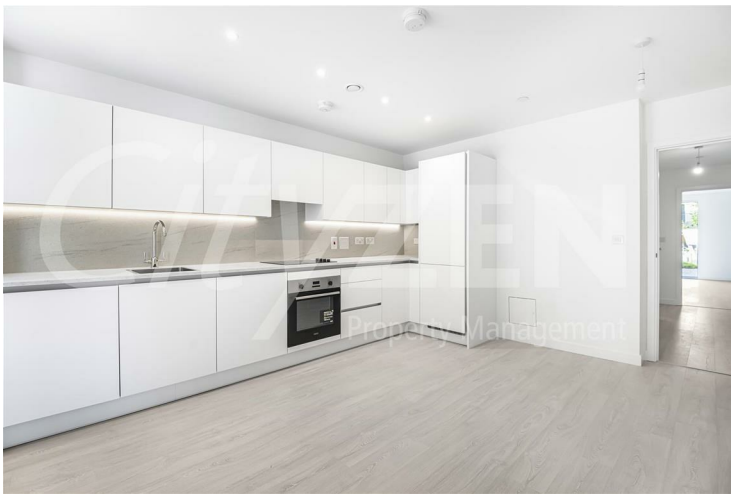
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KITCHEN/DINING ROOM



RECEPTION



KITCHEN/DINING ROOM



RECEPTION



KITCHEN/DINING ROOM



KITCHEN

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HALLWAY



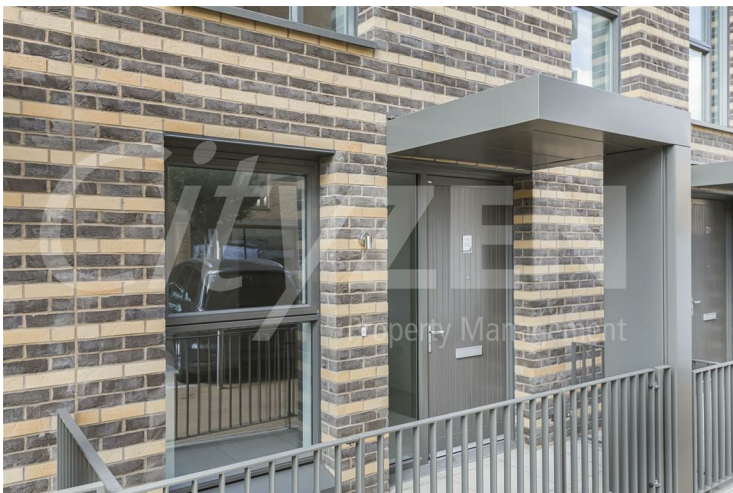
PRIVATE ENTRANCE



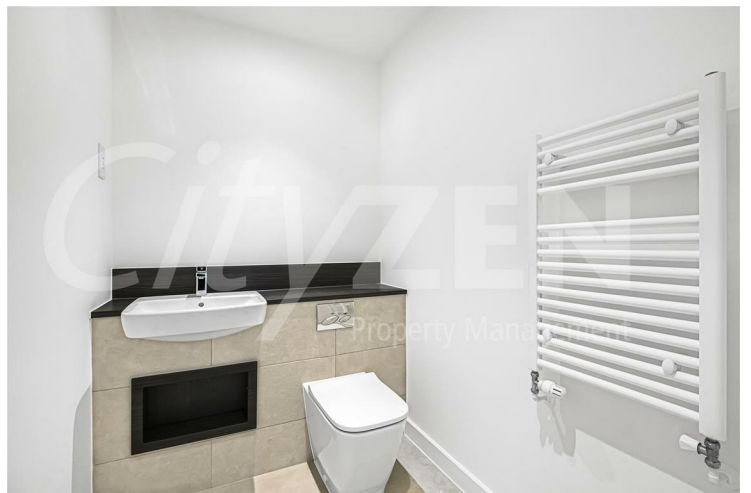
REAR PATIO



PERRYFIELD WAY



PRIVATE ENTRANCE



GUEST CLOAKROOM

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BEDROOM



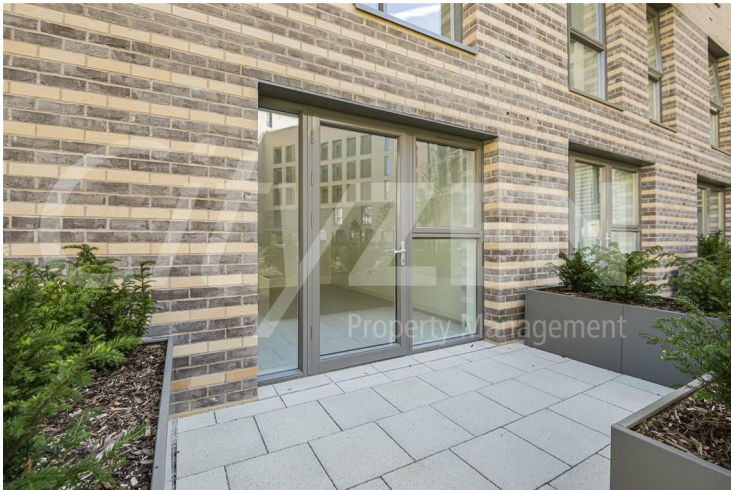
CENTRAL GARDENS TO REAR



REAR PATIO



1ST FLOOR LANDING



REAR PATIO



BEDROOM

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BEDROOM



BEDROOM



BEDROOM



BATHROOM



BEDROOM



1ST FLOOR LANDING

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PERRYFIELD WAY



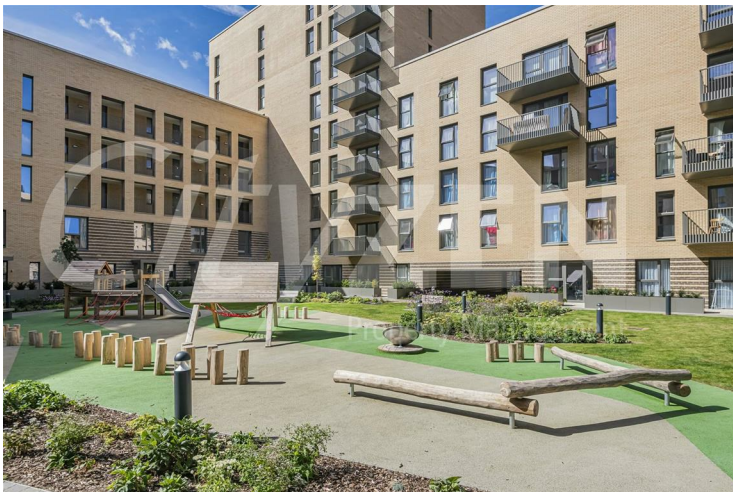
EN-SUITE TO MASTER BEDROOM



PERRYFIELD WAY

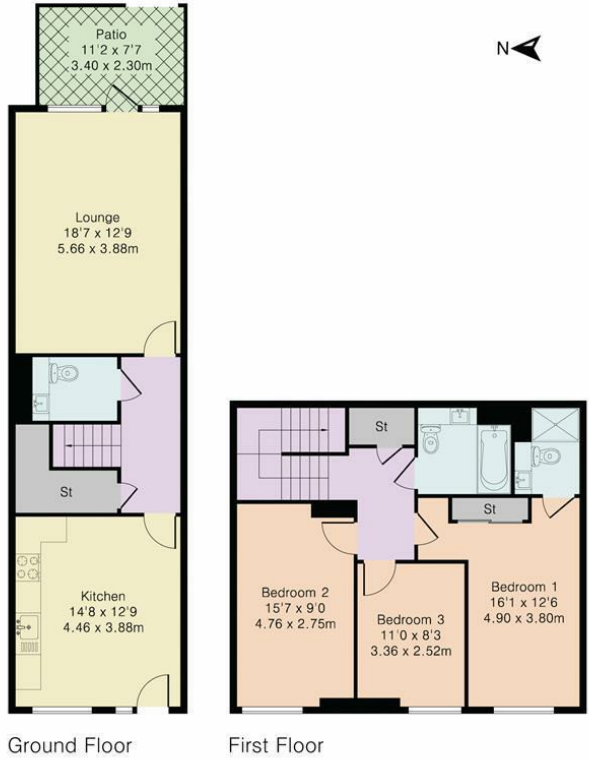


BEDROOM

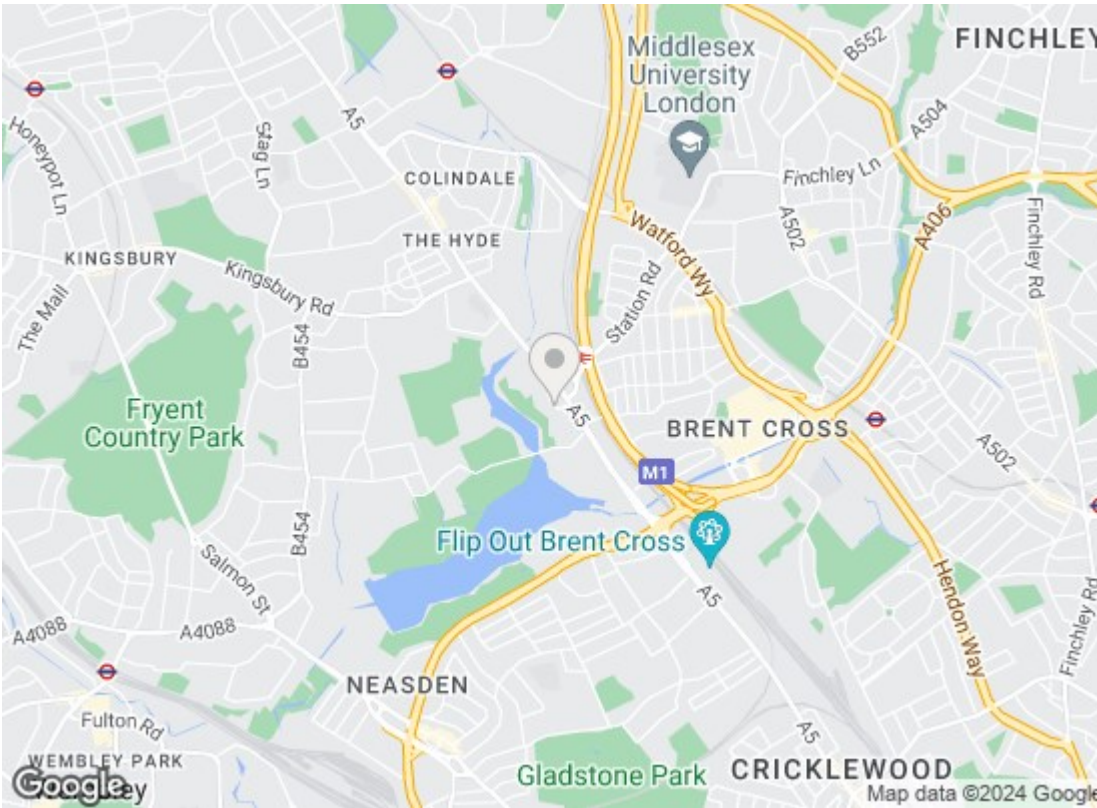


CENTRAL GARDENS TO REAR

Approximate Gross Internal Area 1189 sq ft – 110 sq m
 Ground Floor Area 582 sq ft – 54 sq m
 First Floor Area 607 sq ft – 56 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.