



## Moorhen Drive, West Hendon, NW9 7DL

£575,000 - Leasehold

A stunning and spacious 2 double bedroom 6th floor penthouse apartment offering 840 square foot of accommodation, located within this landmark development. The apartments large southwest facing balcony boasts incredible views over Welsh Harps open spaces. Large reception room with open plan kitchen (22' x 17') with access to the balcony. 2 double bedrooms, with one en suite. Wooden flooring throughout living space. The property comes with an on-site gym, concierge and underground car parking; within the development there is a Co-op and Starbucks. Additionally, the mainline station is just 5 minutes away offering convenient fast connections to The City. Meadowlark House is surrounded by 170 hectares of green space and is nestled in amongst the Welsh Harp Reservoir.

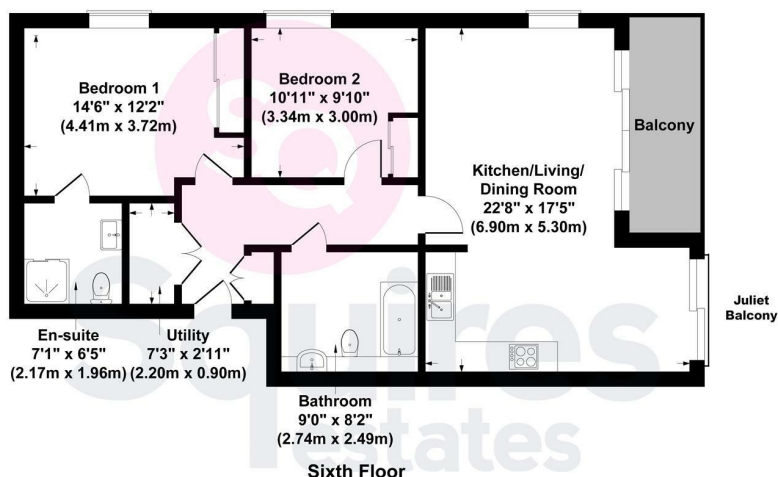
Lease: Approx. 142 years remaining  
Ground Rent: £560.07 per annum  
Service Charge: £3822.95 per annum

- Two bedrooms
- Modern development
- Stunning views
- Balcony
- Penthouse
- Underground parking
- 2 bathrooms
- Council tax band D
- Concierge
- On site gym



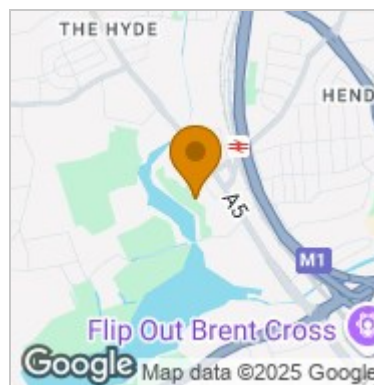
## Floor Plan

**Meadowlark House, Moorhen Drive NW9 7DL**  
Gross Internal Area 840 sq ft / 78 sq metres

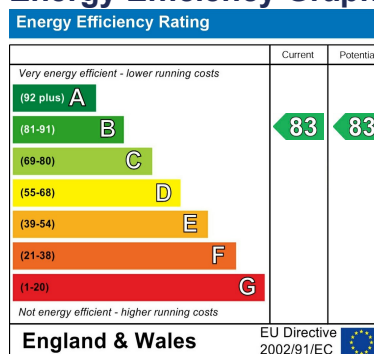


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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