

## Crested Court, 3 Shearwater Drive – NW9

£265,000 Leasehold

**\*\*CHAIN FREE\*\*** A bright and spacious one bedroom apartment located on the 3rd floor that benefits from a stylish and contemporary feel with an open plan reception room and direct access to a private balcony. Further benefits include a double bedroom with a walk in wardrobe area and a modern bathroom. Situated in a popular residential location 0.4 miles from Hendon railway station (Thameslink) and Hendon Central Underground Station within easy reach, this property comes with private parking facilities.

Currently rented at a rent of £1650 per calendar month

Lease: 986 years remaining

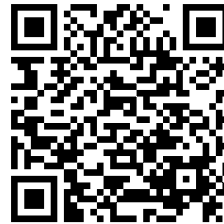
Ground Rent: £250 per annum Service Charge: Approx. £1800 per annum

Council Tax band: C

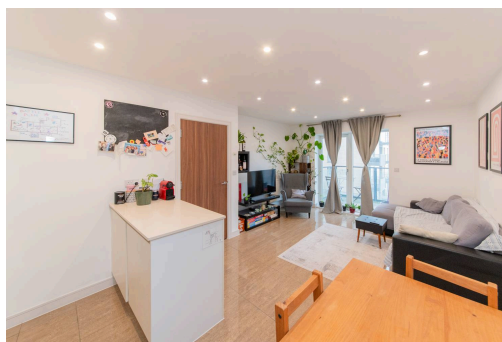
Tenure: Leasehold

EPC Energy Efficiency Rating: B

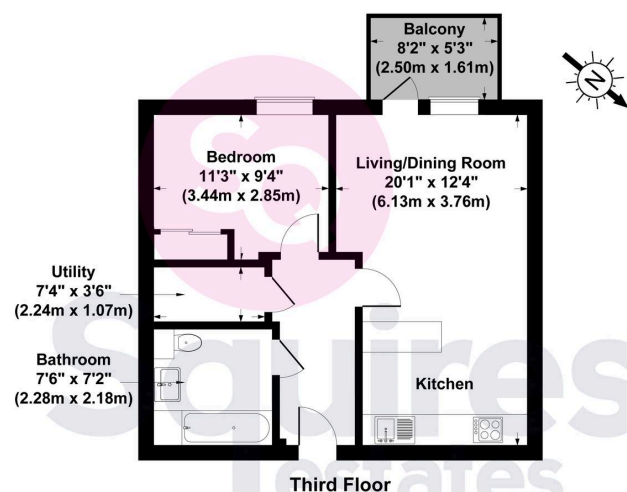
EPC Environmental Impact Rating: B



- Investment flat or can be bought chain free
- 3rd floor
- One bedroom
- Balcony
- Allocated parking
- Communal terrace
- Chain free
- Barnet council tax band C



**Crested Court, Shearwater Drive, NW9 7AD**  
Gross Internal Area 517 sq ft / 48 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.