



 2
Bedrooms

 1
Bathroom



This newly constructed two-bedroom flat on the third/top floor offers a modern open-plan lounge with a fully equipped kitchen, including a dishwasher and washing machine. The property features double glazing, gas central heating, and a balcony. Located on Brent Street, it provides on-road parking and is within walking distance to shops, stations, bus routes, and Hendon Park.

Located in Hendon, this brand-new two-bedroom flat is situated on the third/top floor of Holmbush Court on Brent Street. The property features one bathroom and a spacious open-plan reception area that seamlessly integrates with a modern kitchen. The kitchen is equipped with essential appliances, including a dishwasher and washing machine, ensuring convenience for daily living. The flat benefits from full double glazing and a gas central heating combi boiler, providing comfort and energy efficiency.

The property boasts two double bedrooms, offering ample space for residents. The open-plan lounge extends to a balcony, providing an outdoor space to enjoy views of the surrounding area. On-road parking is available, adding to the convenience for residents with vehicles.

The location is family and child-friendly, with easy access to local amenities. Situated on Brent Street, the flat is close to shops, stations, and bus routes, making it ideal for those who commute or enjoy exploring the local area. Hendon Park is within walking distance, offering a green space for leisure and recreation.

The property is available now, presenting an excellent opportunity for those seeking a modern and conveniently located home in Hendon. The Energy Performance Certificate (EPC E) indicates a current rating of 52 with a potential of 63, reflecting its energy efficiency and environmental impact.

The Council Tax is Band D

This flat provides a comfortable and contemporary living space, is available now and perfectly positioned to take advantage of the amenities and transport links in Hendon.

Brent Street, NW4 2NS

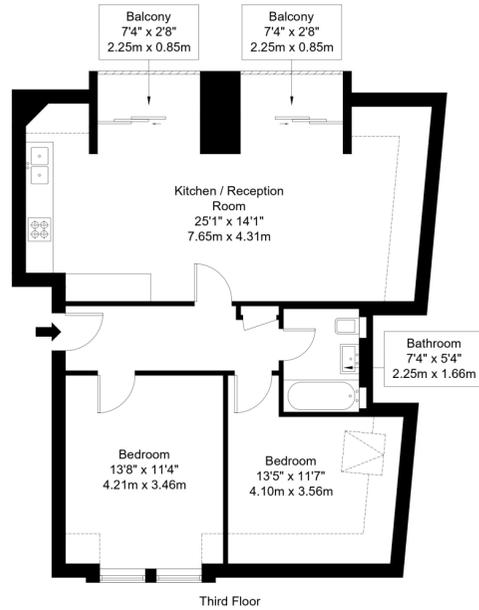
Approx Gross Internal Area = 64.36 sq m / 693 sq ft

Restricted Head Height = 9.23 sq m / 99 sq ft

Balconies = 3.82 sq m / 41 sq ft

Total = 77.41 sq m / 833 sq ft

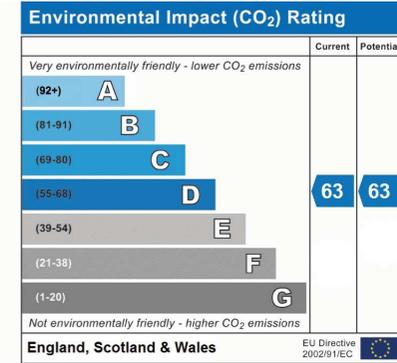
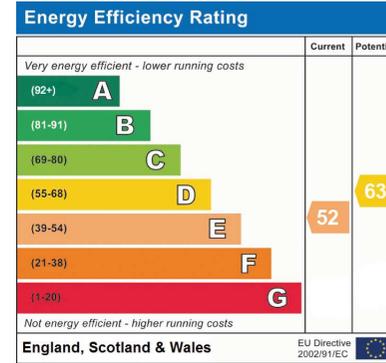
= Reduced Headroom Below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Address: Holmbush Court, Brent Street, Hendon, NW4 2NS

