



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Envoy House

East Drive, London NW9 5ZU

- Three bedroom apartment
- Two bathroom
- Roof terrace
- Balcony

Asking Price Of **£625,000**

EPC Rating '74'





Property Description

An immaculately presented THREE BEDROOM, TWO BATHROOM apartment with a PRIVATE ROOF TERRACE AND BALCONY located in this modern block with a lift. Residents benefit from access to the well maintained communal gardens, swimming pool and residents gym. This property is ideally located for access to Colindale Station (Northern Line), Hendon Central Station (Northern Line) and Hendon Station (National Rail) as well as local shops, supermarkets and amenities. Offered to the market with a long lease and chain free.

The property comprises; A very good sized reception room with dual aspect windows allowing in plenty of light, it is open plan to the modern fitted kitchen with solid stone worktops and integral appliances such as fridge/freezer, hob, oven, microwave and dishwasher, the master bedroom has fitted wardrobes, access to a small balcony and an en-suite shower room with W.C, shower cubicle and basin, a second double bedroom also with access to the balcony and fitted wardrobes and a third single bedroom with fitted wardrobes.

There are sliding doors out to a large south facing patioed



roof terrace, perfect for entertaining. There is a beautifully maintained swimming pool and gym located in a neighbouring building that residents will have access to. The property also has an allocated parking space.

Local Transport

Trains:

Colindale Station - Northern Line
 Hendon Central Station - Northern Line
 Hendon Station - National Rail

Bus routes:

125 - Winchmore Hill
 186 - Northwick Park



Local Schools

Independent:

North London Grammar School
 Beis Soroh Schneier
 Beis Medrash Elyon
 Brampton College
 Tiferes High School
 Barnet Hill Academy
 Hendon Preparatory School

Primary Schools:

Sunnyfields Primary School
 Blessed Dominic Catholic Primary School
 Colindale Primary School
 The Hyde School
 St Marys and St Johns Church of England (all ages)
 Beis Yaakov Primary School
 Orion Primary School
 Kisharon School (All ages)
 Parkfield Primary School
 Dollis Primary School

High Schools:

St James' Catholic High School
 Saracens High School
 Hasmonean High School for Girls
 Cophall School





Lease information

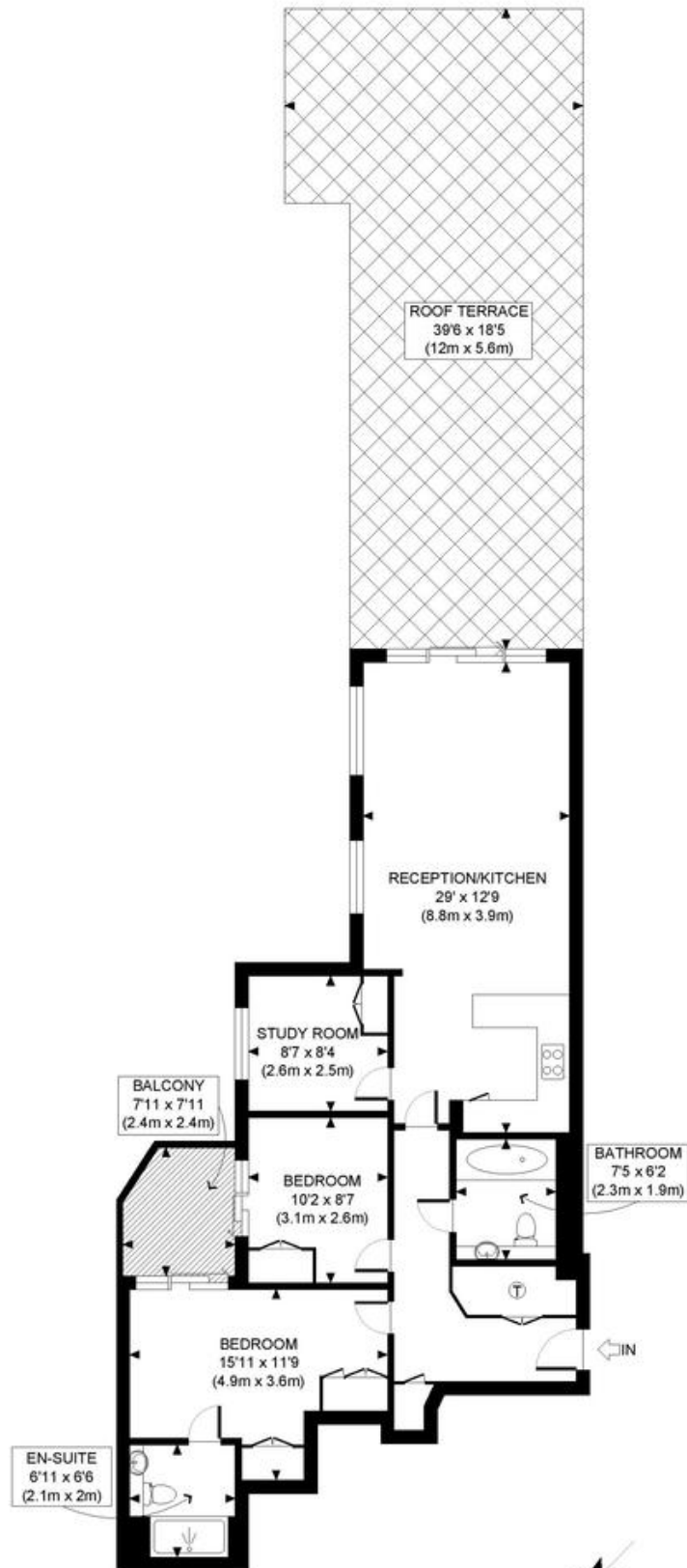
We have been advised there re approximately 978 years remaining on the lease

We have been advised the Ground Rent is £650.00 per annum

We have been advised the Service Charge is £4,809 per annum



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



SEVENTH FLOOR
 GROSS INTERNAL
 FLOOR AREA 899 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 899 SQ FT/ 84 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		