



 2
Bedrooms

 2
Bathrooms





A newly constructed 2-bedroom, 2-bathroom flat located on the top floor of Holmbush Court, Brent Street, Hendon. This property features an open plan lounge, en-suite bathroom, double glazing, and a balcony. Additional amenities include on-road parking, a dishwasher, fridge freezer, microwave, washing machine, and gas central heating. Conveniently situated near shops, Hendon Park, and public transport.

This newly constructed 2-bedroom, 2-bathroom flat is situated on the top floor of Holmbush Court, Brent Street, Hendon, London. The property offers a modern living experience with an open plan lounge that seamlessly connects to a fully equipped kitchen. The kitchen features contemporary appliances including a dishwasher, fridge freezer, microwave, oven, and hob, all complemented by sleek cabinetry and a marble-effect backsplash.

The flat boasts two spacious double bedrooms, each designed to maximize natural light and comfort. The master bedroom includes an en-suite bathroom, providing added privacy and convenience. Both bathrooms are elegantly finished with marble-effect tiles and modern fixtures, featuring a bathtub in one and a shower in the other.

The living area extends to a private balcony, offering an outdoor space to enjoy views of the surrounding area. The property is fully double-glazed, ensuring energy efficiency and a quiet living environment. Gas central heating with a combi boiler provides consistent warmth throughout the flat.

On-road parking is available, and the property is family and child-friendly. The location is highly convenient, with close proximity to local shops, Hendon Park, and public transport options, making commuting and daily errands straightforward. The flat is ready to move in and available now, offering a perfect blend of modern living and accessibility.

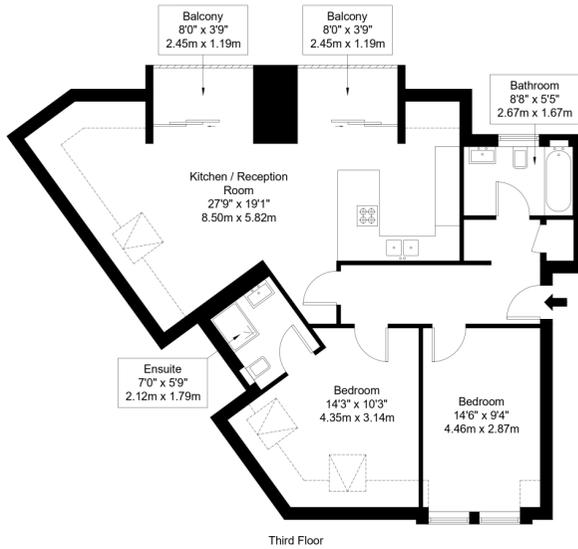
The Energy Efficiency Rating and Environmental Impact (CO2) Rating of B for this property are both rated at 88, indicating a very energy-efficient home with lower running costs and reduced environmental impact.

Council Tax Band D

Brent Street, NW4 2NS

Approx Gross Internal Area = 77.59 sq m / 835 sq ft
 Restricted Head Height = 10.22 sq m / 110 sq ft
 Balconies = 5.84 sq m / 63 sq ft
 Total = 93.65 sq m / 1008 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Holmbush Court, Brent Street, Hendon, NW4 2NS

