



## Shearwater Drive, London, NW9 7AG

£375,000 - Leasehold

**CHAIN FREE – 2-Bed Flat in Hendon Waterside – Attractively Priced!**

An exciting opportunity to own this chain-free, modern two double bedroom apartment in the heart of Hendon Waterside development in West Hendon. Boasting a generous 635 sq ft of beautifully designed living space, this charming purpose-built flat is perfect for professionals, couples, or small families seeking comfort, style, and convenience.

Located on the 1st floor with lift access, the apartment features a bright open-plan reception with a fully fitted modern kitchen leading onto a private balcony perfect for relaxing or entertaining. Two well-proportioned double bedrooms, sleek, contemporary family bathroom. Further benefits include allocated underground parking space for secure, easy access.

Enjoy well-maintained communal gardens and a stunning roof terrace, ideal for unwinding and socialising. The location offers excellent transport links, just 0.5 miles from Hendon Overground and is close to local shops, parks, and amenities.

With no onward chain, this is a smooth and hassle-free buying opportunity in a vibrant, growing community.

Don't miss out – book your viewing today with Squires Estates!

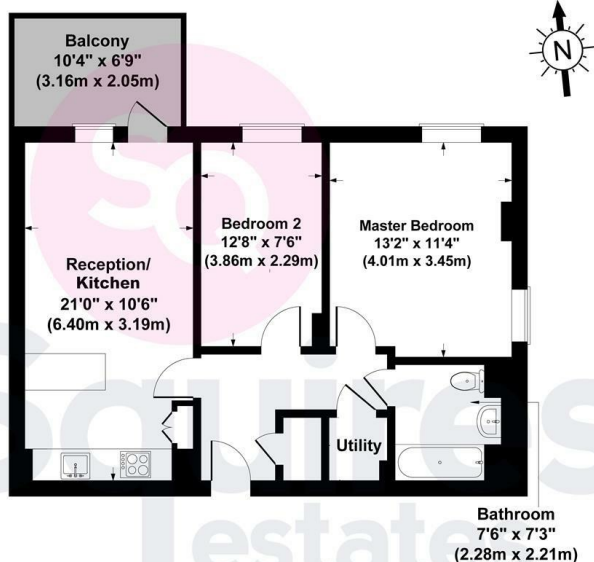
Leasehold: 142 years remaining  
Ground Rent: £350 p.a.  
Service Charge: Approx. £2,354.22 p.a.  
Council Tax: Barnet Band D

- Chain Free
- Spacious 2-Bed Flat
- Modern Open-Plan Living
- 1st Floor with Lift Access
- Allocated Underground Parking
- Communal Gardens & Roof Terrace
- Prime Location
- Excellent Transport Links
- Long Lease
- Barnet Council Tax Band D



## Floor Plan

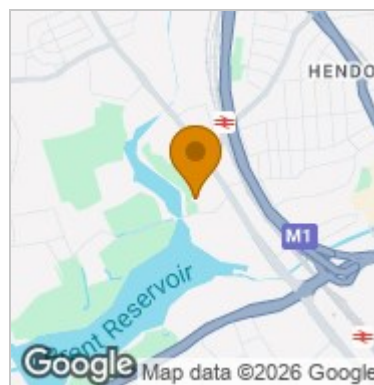
**Goshawk Court, Shearwater Drive, London, NW9 7AG**  
Gross Internal Area 635 sq ft / 59 sq metres



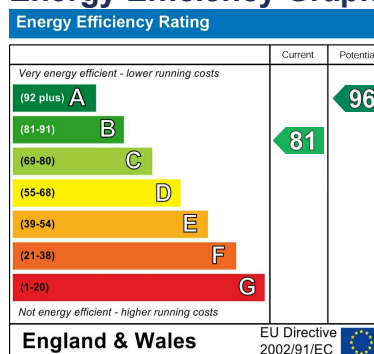
**First Floor**

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.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

