



## 21 Perryfield Way, London, NW9 7FN

**£426 Per Week**

AVAILABLE NOW

A BRIGHT & SPACIOUS ONE BEDROOM WEST FACING 2ND FLOOR APARTMENT IN THE POPULAR "HENDON RIVERSIDE" DEVELOPMENT

The apartment comprises a large reception room with modern fully fitted kitchen, double bedroom with ample storage and a modern bathroom suite as well as a West facing balcony with garden views

5 minutes' walk to Hendon Central (zone 3)  
On site supermarket and shops nearby  
Located on the scenic "Welsh Harp" reservoir

FURNISHED  
AVAILABLE 6TH APRIL

- LOCATED IN THE HENDON WATERSIDE DEVELOPMENT
- NEXT TO THE SCENIC WELSH HARP RESERVOIR
- ZONE 3
- VIEWS OF GARDENS
- LARGE 1 BEDROOM APARTMENT
- 5 MIN WALK TO HENDON CENTRAL STATION
- 2ND FLOOR SET OVER 550 SQUARE FEET
- WEST FACING APARTMENT
- ON SITE SUPERMARKET AND WALK TO SHOPS
- AVAILABLE 6TH APRIL

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RECEPTION



KITCHEN



KITCHEN



KITCHEN



RECEPTION



BALCONY

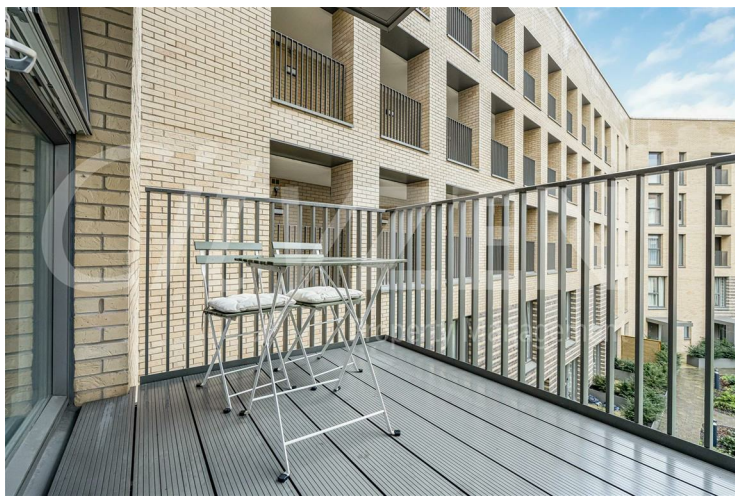
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BALCONY



WRYNECK APTS



BALCONY



WRYNECK APTS



VIEW OF GARDENS



BATHROOM

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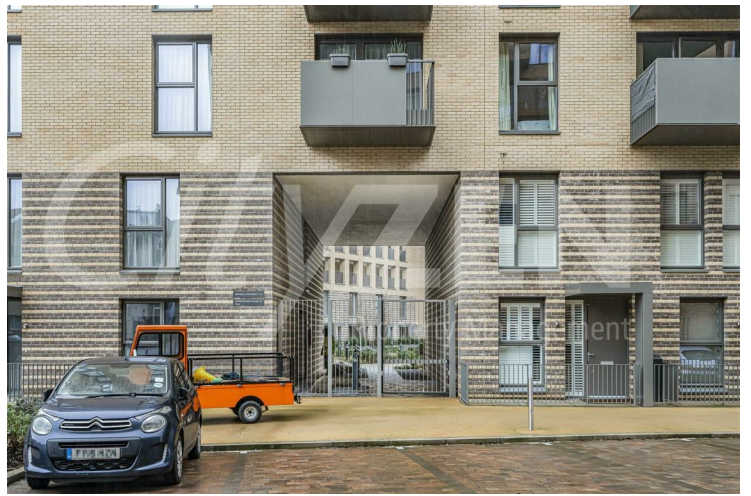
RECEPTION



WRYNECK APTS



KITCHEN



WRYNECK APTS



KITCHEN



BEDROOM

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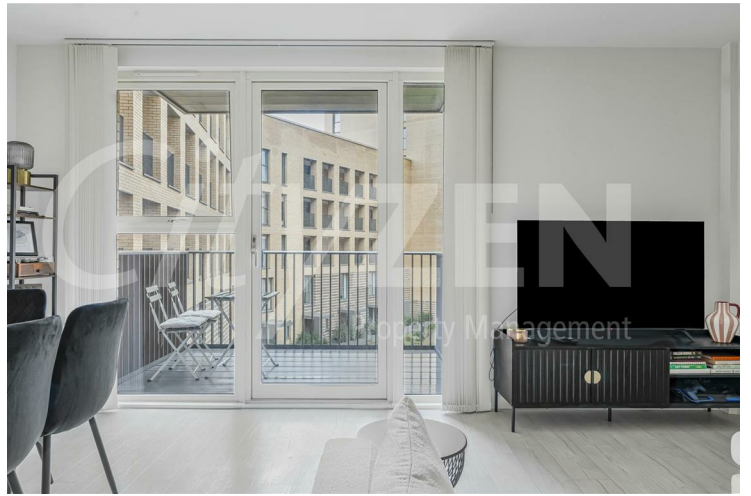
BEDROOM



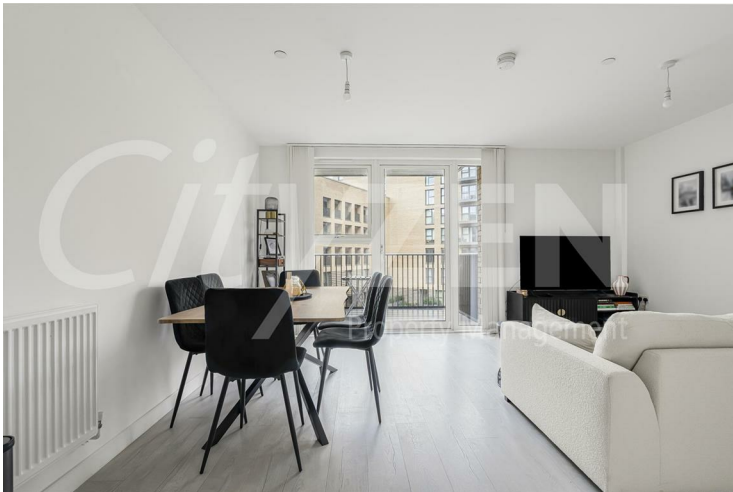
RECEPTION



BATHROOM



RECEPTION



RECEPTION



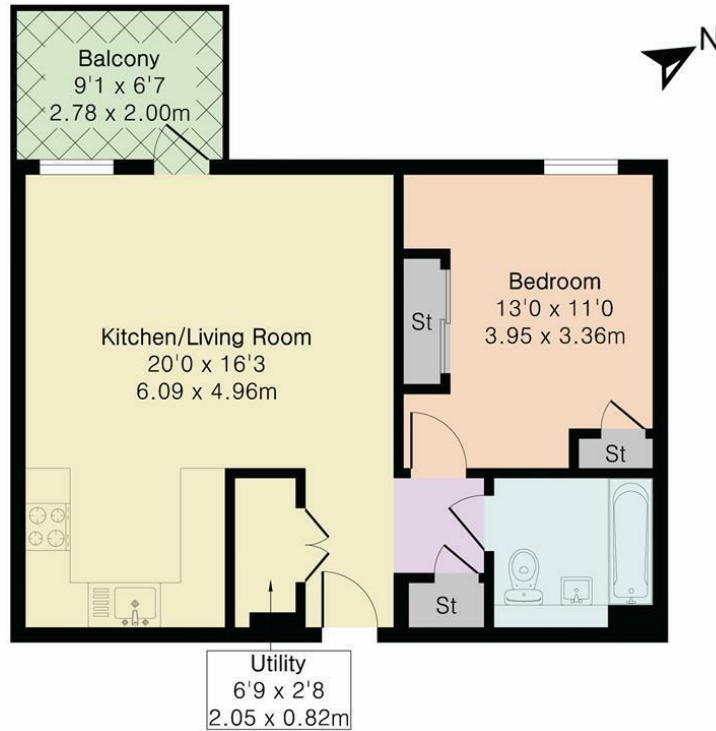
RECEPTION

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**RECEPTION**

# Approximate Gross Internal Area 554 sq ft - 51 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.