

# GREENSHANK HOUSE, MOORHEN DRIVE, NW9

Red.



**£430,000**

Immerse yourself in the beauty of Hendon Waterside from this stunning two-bedroom apartment with water views and secure allocated parking. This bright and contemporary property features two double bedrooms, two bathrooms, a large open-plan living room with a covered balcony, and all the amenities you need for a comfortable and convenient lifestyle.

Greenshank House is a well-maintained building with a concierge, residents' gym, communal gardens, roof terrace, and lift. It is also conveniently located a short walk from Brent Cross and Hendon Station, plus many local buses offering links in and out of London.

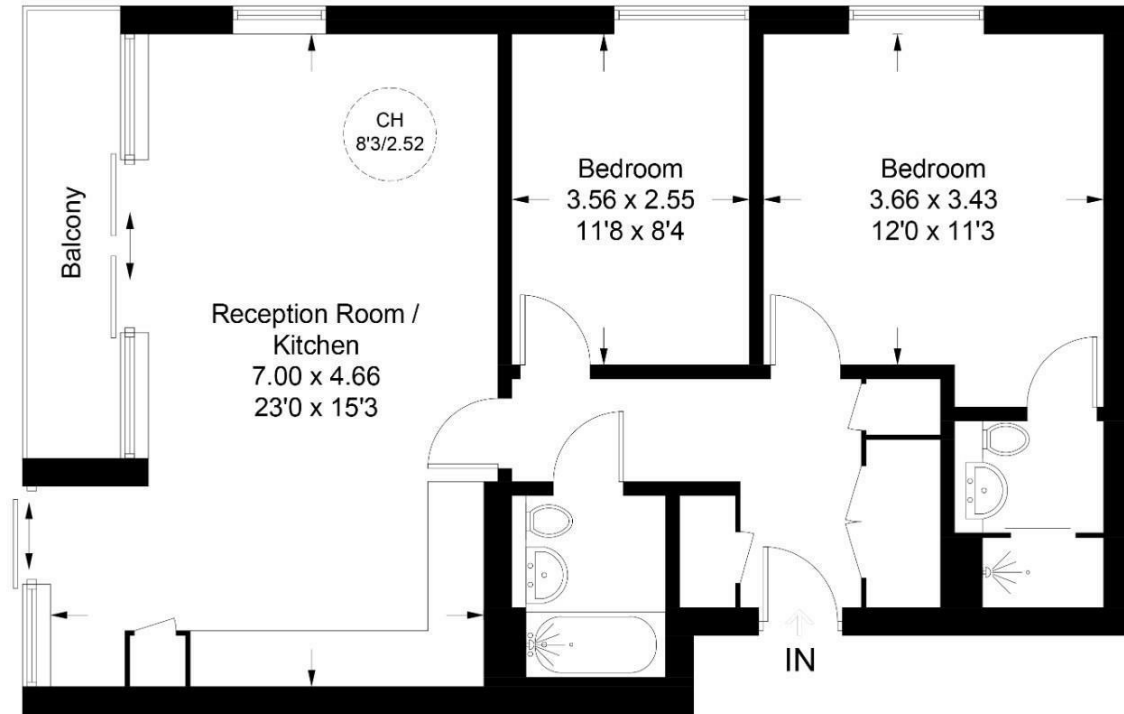
With an "A1" EWS1 rating, you can rest assured that this building is safe and secure.

This property is perfect for anyone looking for a stylish and spacious home in a desirable location.



### Greenshank House, NW9

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



### Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID807859)

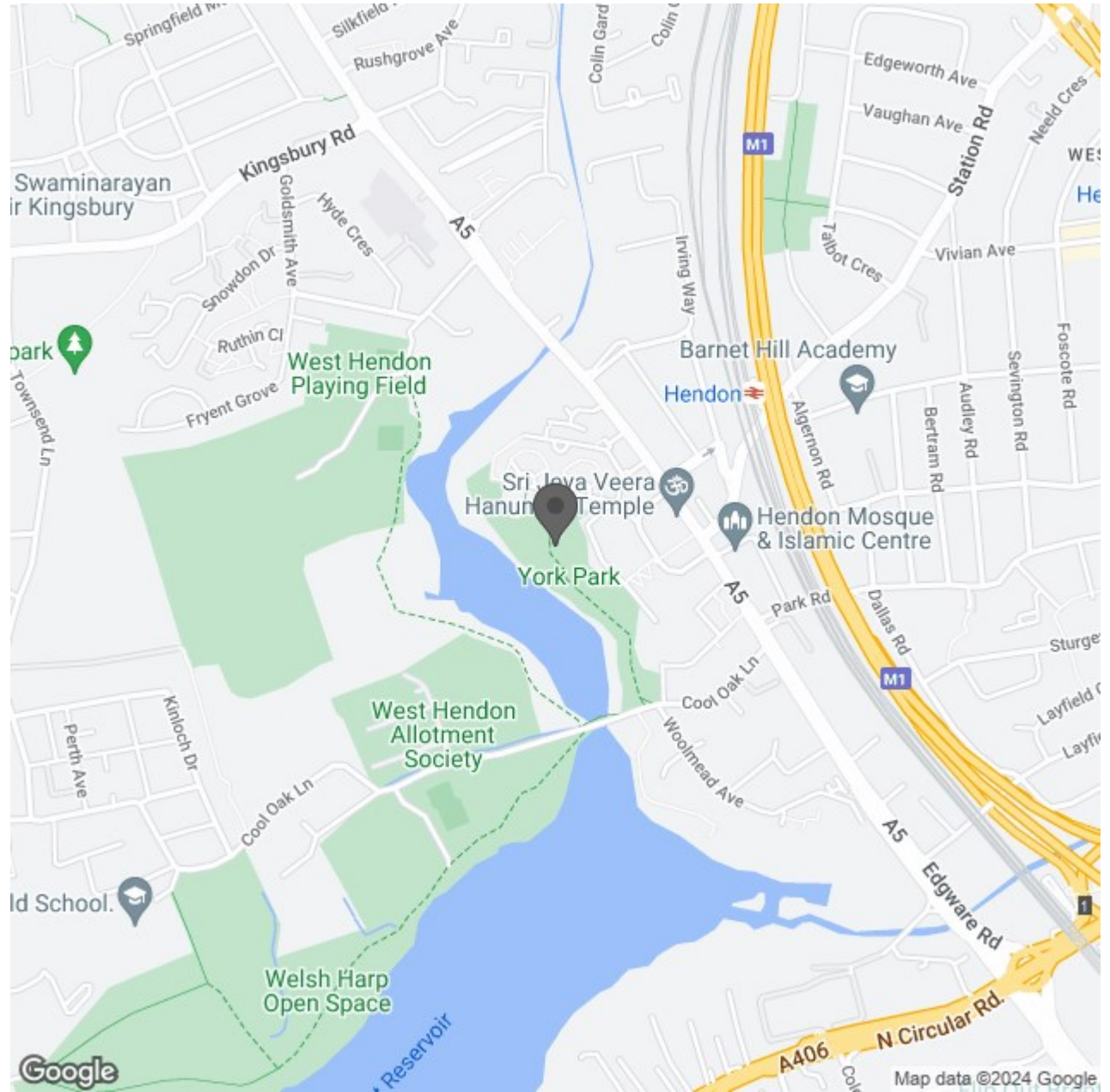
- A1 Rated EWS1 - Cladding Compliant
- Two Bathrooms
- Covered Balcony
- Communal Gardens
- Concierge

- Two Double Bedrooms
- Bright and Spacious Apartment
- Water Views
- Residents Gym
- Parking



| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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