

# GREENSHANK HOUSE, MOORHEN DRIVE, NW9

Red.



## ASKING PRICE £470,000

This bright and contemporary apartment enjoys a beautiful green outlook with water views, two double bedrooms, two bathrooms, large open-plan living room with a covered balcony.

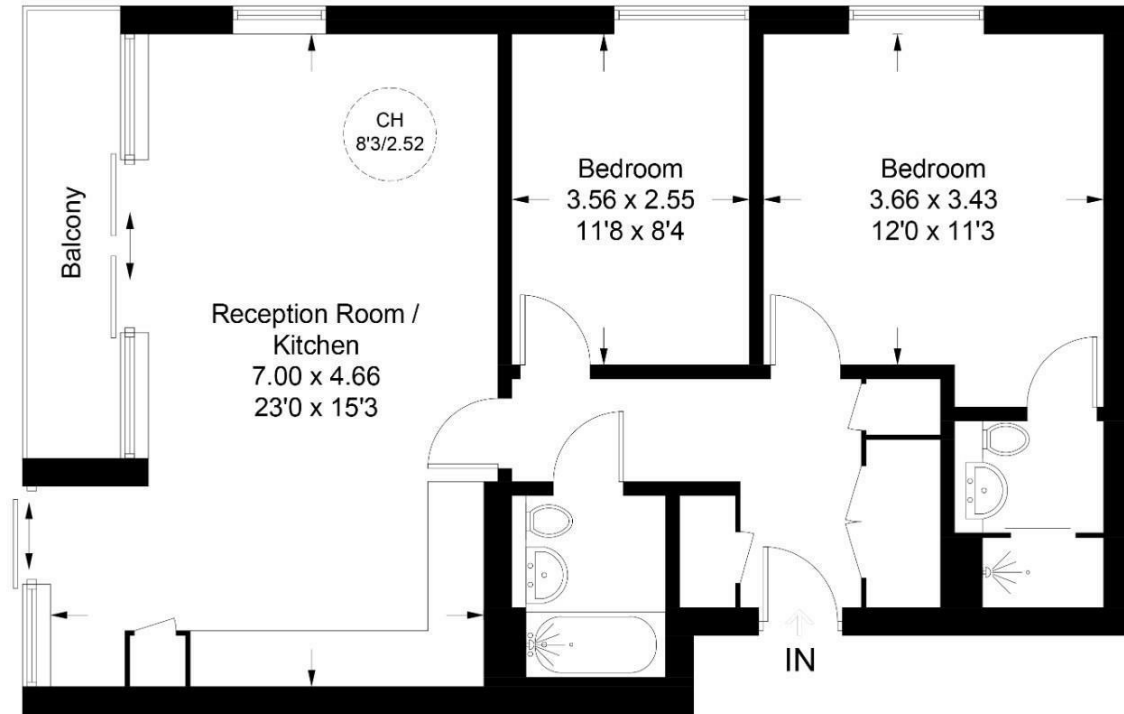
Greenshank House, Hendon Waterside, contains a concierge, residents' gym, communal gardens, roof terrace, and lift. Located a short walk from Brent Cross and Hendon Station, plus many local buses offering links in and out of London.

With an A1 EWS1 rating, the building offers peace of mind being cladding compliant.



### 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)

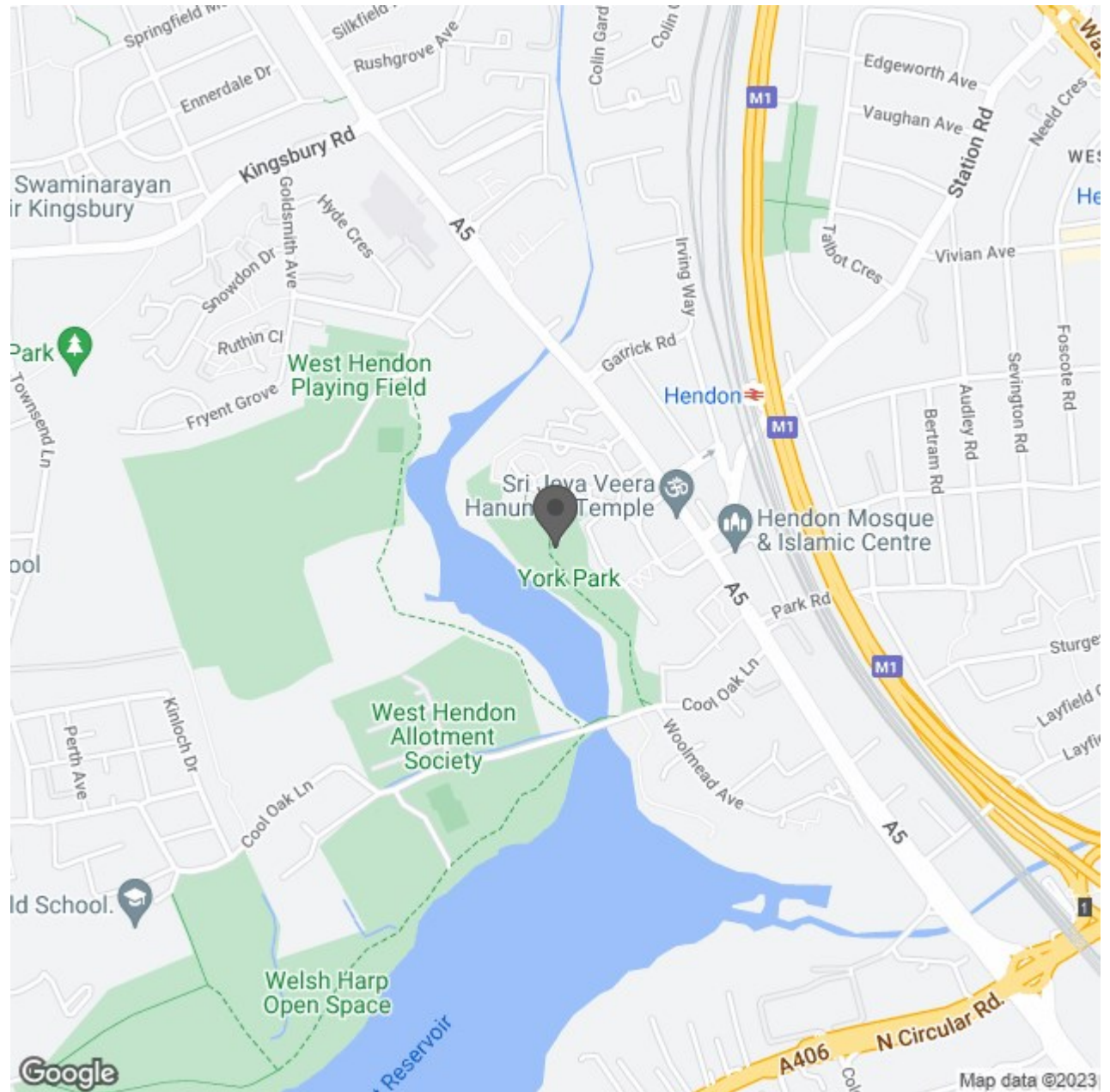
- A1 Rated EWS1 - Cladding Compliant
- Two Bathrooms
- Covered Balcony
- Communal Gardens
- Concierge

- 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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