



Moorhen Drive, London NW9 7DL

**£2,500 Per
Calendar**

Month

ABC are proud to present this stunning 3 bedroom flat overlooking a gorgeous view of the Brent Reservoir.

Comprising of an ensuite, 2 double bedroom, guest WC, spacious reception area, modern fully-fitted kitchen, balcony and parking space.

5 minute walk from Hendon Station Thameslink and a short walk to nearby amenities, businesses and shops, this property is in a great location perfect for a couple or a family.

Viewing highly recommended!

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point.

Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your solicitor to ratify it.

For details of our Affiliations, Redress Schemes, Fees, and Complaints Procedure, please visit

www.abcestates.co.uk

- MODERN KITCHEN
- PARKING SPACE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	
	EU Directive 2002/91/EC	

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

- 3 DOUBLE BEDROOMS
- GUEST WC
- CONCIERGE
- BALCONY
- COUNCIL TAX E & EPC B
- ENSUITE

ABC Hendon Lettings
020 8203 4567