

PRICE LIST

Price List Updated: 27/01/2026

HENDON

NW9

| Plot Number | Address | Floor | Beds | Internal Size Sqft / Sqm | 5% Deposit amount | Price | 25% Share price | Service charge PCM | Estimated Rent based on 25% Share |
|-----------------------------|-------------------------|------------------|--------|--------------------------|-------------------|----------|-----------------|--------------------|-----------------------------------|
| Studio Apartments | | | | | | | | | |
| A.06.01 | Flat 35 Pintail Heights | 6 th | Studio | 411sqft / 38sqm | £3,656 | £292,500 | £73,125 | £121.81 | £503 |
| A.07.04 | Flat 39 Pintail Heights | 7 th | Studio | 441sqft / 41sqm | RESERVED | - | - | - | - |
| A.03.04 | Flat 11 Pintail Heights | 3 rd | Studio | 440sqft / 41sqm | RESERVED | - | - | - | - |
| A.07.01 | Flat 42 Pintail Heights | 7 th | Studio | 412sqft / 38sqm | £3,781 | £302,500 | £75,625 | £121.81 | £520 |
| C.05.04 | Flat 33 Stork Court | 5 th | Studio | 425sqft / 40 sqm | £3,813 | £305,000 | £76,250 | £122.03 | £524 |
| 1 Bedroom Apartments | | | | | | | | | |
| F.02.03 | Flat 15 Redwing Court | 2 nd | 1 Bed | 566sqft / 53sqm | £4,531 | £362,500 | £90,625 | £181.26 | £623 |
| A.03.02 | Flat 13 Pintail Heights | 3 rd | 1 Bed | 563sqft / 52sqm | £4,500 | £360,000 | £90,000 | £160.84 | £619 |
| A.14.03 | Flat 83 Pintail Heights | 14 th | 1 Bed | 552sqft / 51sqm | £4,719 | £377,500 | £94,375 | £160.84 | £649 |
| A.09.07 | Flat 50 Pintail Heights | 9 th | 1 Bed | 540sqft / 50sqm | £4,563 | £365,000 | £91,250 | £160.84 | £627 |
| B.03.04 | Flat 20 Stork Court | 3 rd | 1 Bed | 541sqft / 50sqm | £4,563 | £365,000 | £91,250 | £171.73 | £627 |
| B.00.04 | 7 Catkin Road (DUPLEX) | G/1 | 1 Bed | 759sqft / 71sqm | £5,375 | £430,000 | £107,500 | £171.73 | £739 |
| 2 Bedroom Apartments | | | | | | | | | |

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|---------|-------------------------|------------------|-------|------------------|----------|----------|----------|---------|------|
| C.02.03 | Flat 7 Stork Court | 2 nd | 2 Bed | 777 sqft / 72sqm | £5,969 | £477,500 | £119,375 | £220.42 | £821 |
| F.01.01 | Flat 8 Redwing Court | 1 st | 2 Bed | 844sqft / 78sqm | £5,969 | £477,500 | £119,375 | £228.59 | £821 |
| A.03.05 | Flat 10 Pintail Heights | 3 rd | 2 Bed | 784sqft / 73sqm | £6,000 | £480,000 | £120,000 | £228.13 | £825 |
| A.11.05 | Flat 66 Pintail Heights | 11 th | 2 Bed | 785sqft / 73sqm | RESERVED | - | - | - | - |

Parking Purchase Option.Car Parking from £12,500 - £15,000 (2 and 3 bedrooms only)***Estimated Service charge**

- Pintail Heights £160 - £230 PCM
- Redwing Court £120 - £230 PCM
- Stork Court £120 - £230 PCM

Tenure

All apartments are leasehold for 990 years (from 2024)

For all apartment purchases a £500 reservation fee is payable.

Prior to viewing, all buyers must complete their financial assessment with the mortgage broker.

Please speak to your solicitor regarding stamp duty

Square Roots Hendon Sales Suite***Edgeware Road, Hendon, NW8 6LB******03336664242******Hendon@squareroots.co.uk***

Please see Page 1 for additional information. Please speak to a member of the Sales Team for more detail.