



## Vineyard Avenue, Mill Hill, NW7 1HR

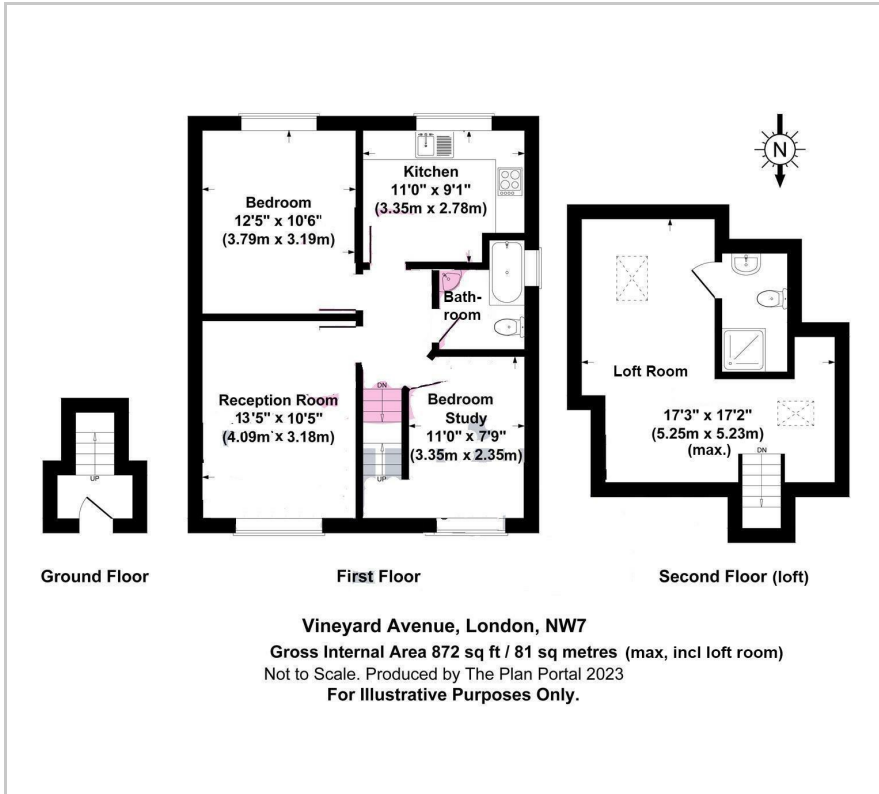
Offers In Excess Of £300,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** A 2 bedroom plus loft room (access through one of the bedrooms) top floor flat with own entrance. The property benefits from a section of South facing garden and a section of hard standing to the front (right hand side). The flat would benefit from refurbishment and is located only 0.3 miles from Mill Hill East Tube station with a Waitrose supermarket nearer.

Lease: The property will be granted a share of the freehold with a new lease of 125 years  
Ground Rent: N/A  
Service Charge: £490 per annum for building insurance

- Top floor maisonette
- 2 bedrooms plus loft room
- Section of South facing garden
- Section of hardstanding
- Chain free
- Close to Tube
- Barnet council tax band C
- Share of Freehold

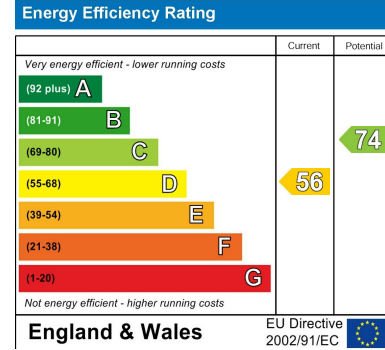
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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