



## Bunns Lane, Mill Hill, NW7 2BF

£475,000 - Leasehold

**\*\*CHAIN FREE\*\*** A fantastic 2 double bedroom, 2 bathroom (1 en-suite) apartment situated on the ground floor of this modern purpose built block. Boasting 840 sq ft of accommodation the property features a 21ft reception room with open-plan kitchen and direct access to a private patio garden. Further benefits include integrated appliances, 1 allocated underground parking space, double glazing throughout and gas central heating. The flat is located 0.4 miles from Mill Hill Broadway's train station and shops and would make an ideal first time purchase.

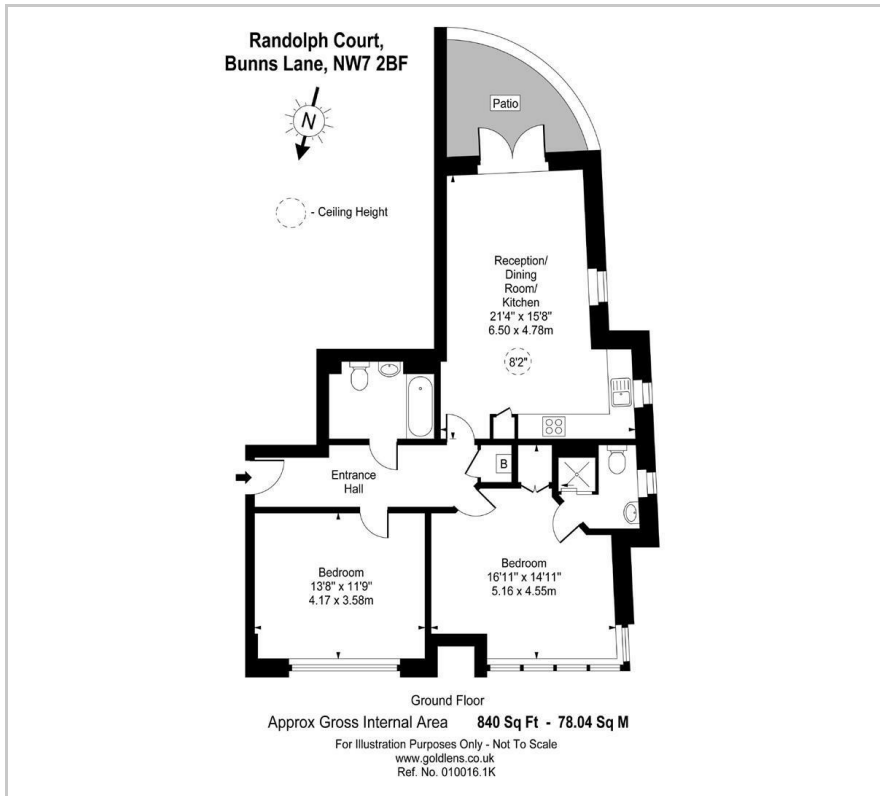
Lease: Approx. 117 years

Ground Rent: £250 per annum

Service Charge: Approx. £3647 per annum inclusive of sinking fund contribution

- Purpose built
- 2 double bedrooms
- Private patio garden
- 1 allocated underground space
- 2 bathrooms (1 en-suite)
- Close to Mill Hill Broadway
- Chain free
- Barnet council tax band E

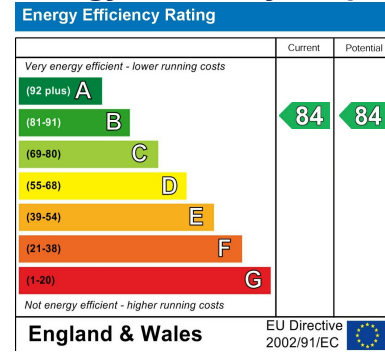
## Floor Plan



## 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.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

