



## Flower Lane, London, NW7 2JA

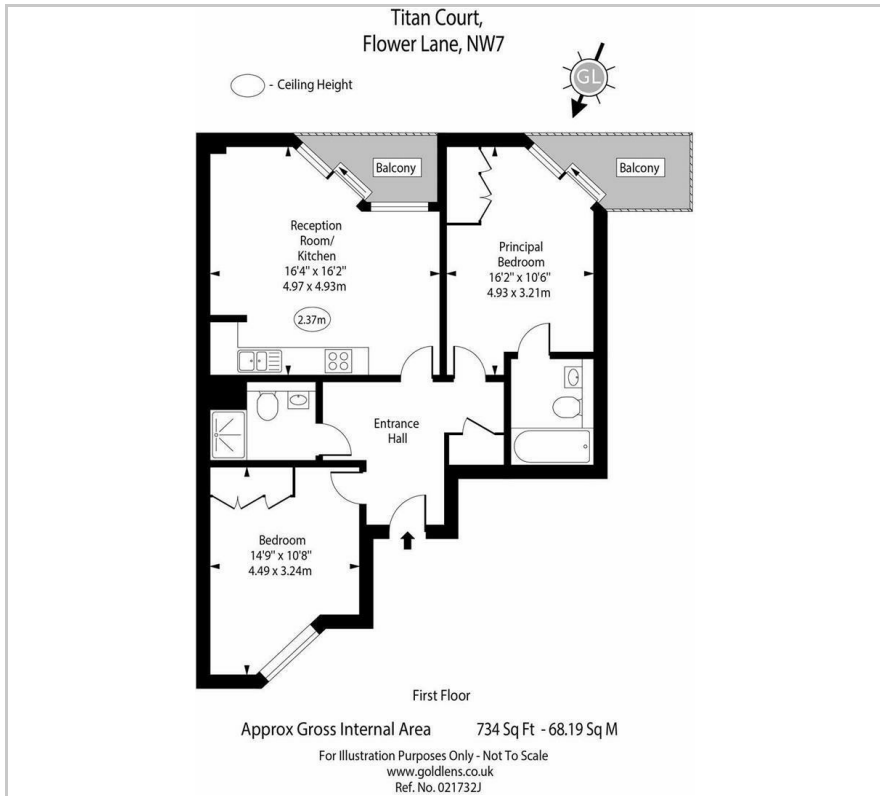
### Offers In Excess Of £500,000 - Leasehold

**\*\*CHAIN FREE\*\*** A modern 2 bedroom, 2 bathroom apartment situated on the first floor of this luxury purpose built block and accessed via a pretty courtyard. Benefits include TWO balconies, an en-suite shower room to the master bedroom, fitted wardrobes to both bedrooms, under floor heating and an allocated, underground parking space. The block's amenities include a passenger lift, a communal roof terrace and a CONCIERGE. Mill Hill Broadway's shops and Thameslink station are a stone's throw away and the property would make an ideal first time purchase.

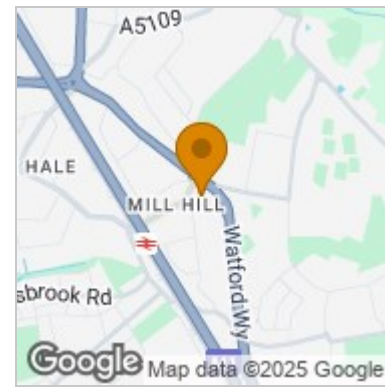
Lease: Approx. 137 years  
Ground Rent: £252.88 per annum  
Service Charge: Approx. £4465 per annum

- Purpose built
- 2 bedrooms, 2 bathrooms (1 en-suite)
- Chain free
- 2 balconies
- Underground parking space
- Lift
- Concierge
- Communal roof terrace
- Stone's throw away from shops and Thameslink station
- Barnet council tax band E

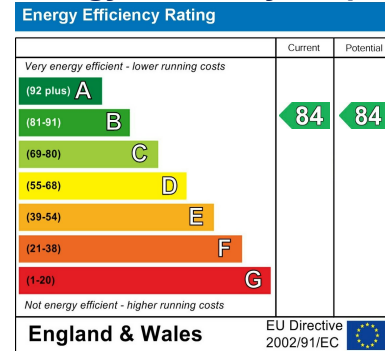
## Floor Plan



## 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.

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### Hendon Branch

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### Mill Hill Branch

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