



## Bittacy Hill, London, NW7 1TH

£375,000 - Leasehold

A fantastic 614 sq ft 1 bedroom apartment situated on the second floor of this modern, purpose built block within the ever popular Millbrook Park development. The property overlooks communal gardens and features a near-25ft reception room with direct access to a private balcony with Southerly aspect. Further benefits include an open-plan kitchen with integrated appliances, a large storage cupboard, fitted wardrobes, underfloor heating, a passenger lift and 1 secure, off street parking space. The flat is located adjacent to a Co-op convenience store, almost opposite Mill Hill East Tube station and a short walk from a Waitrose supermarket and Virgin Active gym. The property would make an ideal first time purchase or rental investment.

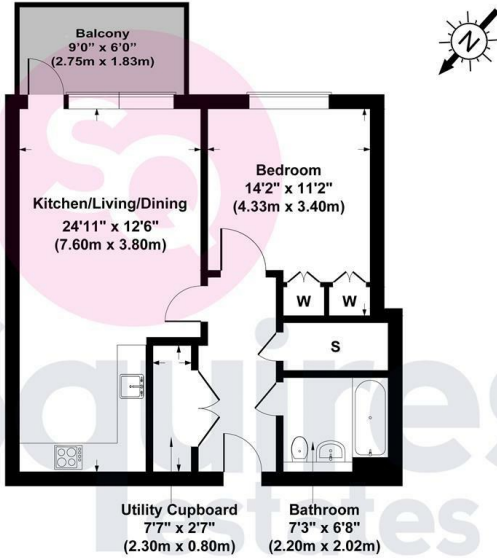
Lease: Approx. 993 years  
Ground Rent: £301.44 per annum  
Service Charge: Approx. £1975.94 per annum

- Purpose built
- 1 bedroom
- Balcony with Southerly aspect
- 1 secure parking space
- Lift
- Communal gardens
- Close to Tube and shops
- Barnet council tax band D



## Floor Plan

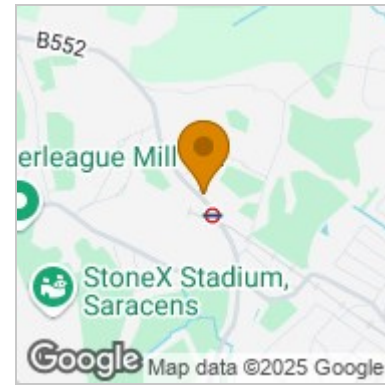
**Yarrow Apartments, Bittacy Hill NW7 1TH**  
Gross Internal Area 614 sq ft /57 sq metres



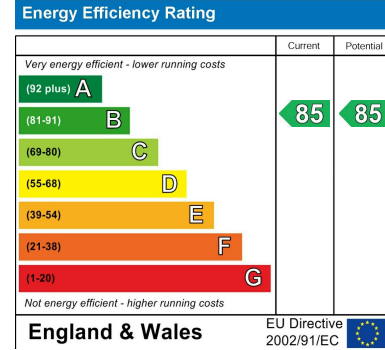
### Second Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## 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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