



## Copt Place, London, NW7 1FT

£375,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 592 sq ft 1 bedroom apartment situated on the second floor of this modern purpose built block within the ever popular Millbrook Park development. Boasting fantastic, uninterrupted views, the property features a 22ft reception room with open plan kitchen and direct access to a private balcony. Further benefits include a 14ft bedroom with fitted wardrobe, a contemporary bathroom, integrated appliances to the kitchen, a passenger lift and 1 allocated underground parking space. The flat is located 0.3 miles to Mill Hill East Tube station and would make an ideal first time purchase.

Lease: 250 years from 01/01/2014

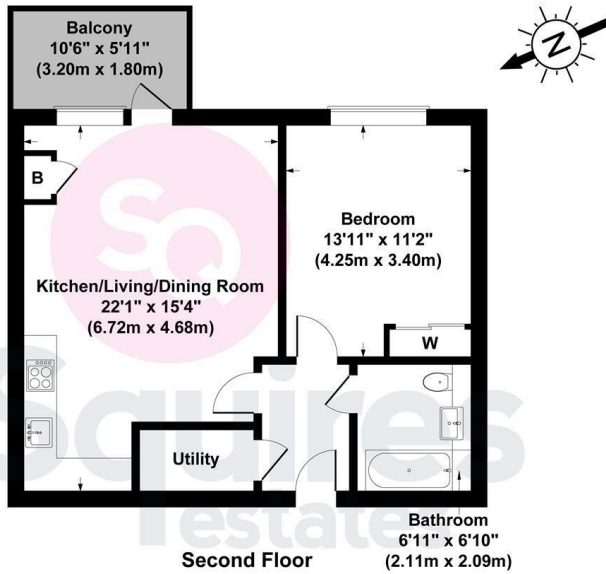
Ground Rent: £300 per annum

Service Charge: Approx. £2100 per annum plus estate charge of approx. £550 per annum

- Purpose built
- 1 bedroom
- Balcony
- Secure parking space
- Fantastic views
- Lift
- Chain free
- Barnet council tax band D

## Floor Plan

**Stamford Building, Copt Place NW7 1FT**  
Gross Internal Area 592 sq ft / 55 sq metres

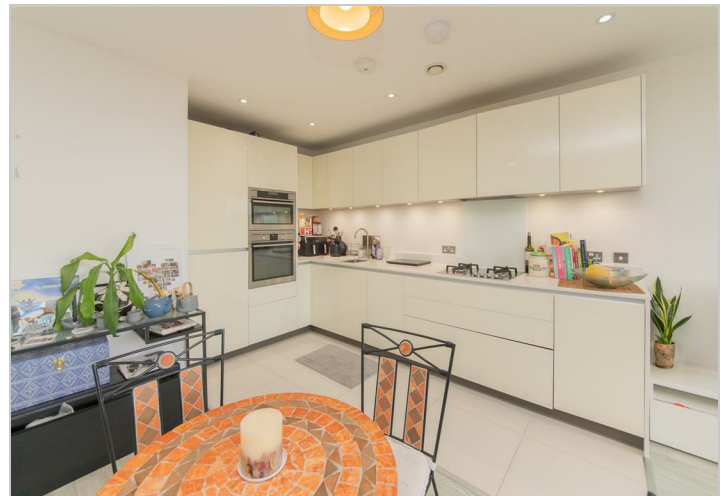
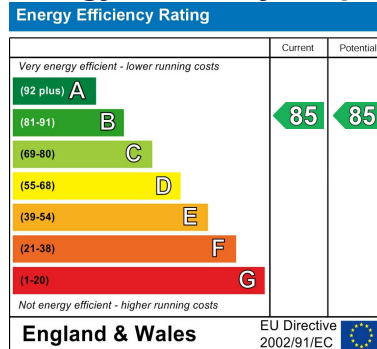


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## 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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