



## Rowlands Close, London, NW7 2DN

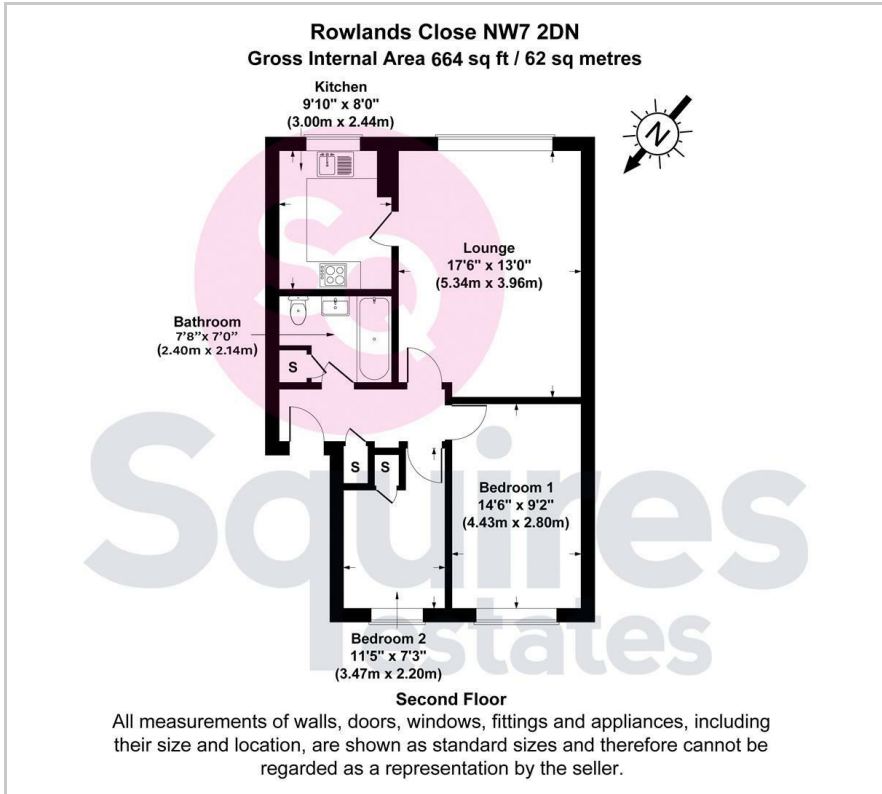
£324,950 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\* SHARE OF FREEHOLD\*\*** A 2 bedroom flat situated on the top (second) floor of this popular purpose built block. The property features a 17ft reception room and benefits include a modern kitchen and bathroom, good storage space, communal gardens and 1 allocated off street parking space. The flat is located approximately 0.75 miles from Mill Hill Broadway's shops and Thameslink station and would make an ideal first time purchase.

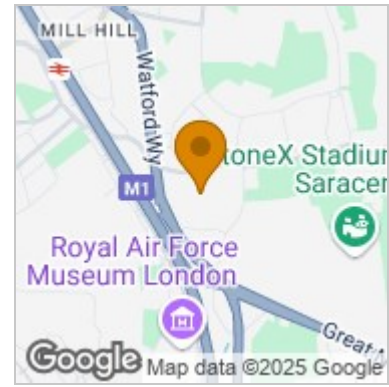
Leasehold - Approx. 87 years remaining  
Ground Rent: n/a  
Service Charge: £2731 per annum  
Barnet Council Tax Band D

- Purpose built
- 2 bedrooms
- Modern kitchen and bathroom
- Communal gardens
- 1 allocated off street parking space
- Chain free
- Ideal first time purchase
- Barnet council tax band D

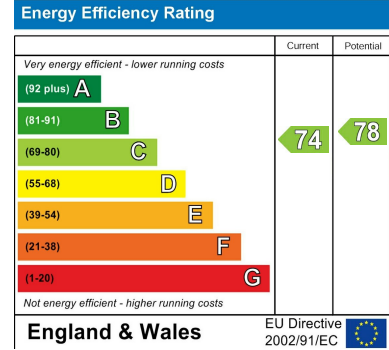
## Floor Plan



## 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

