



## Bittacy Hill, London, NW7 1TH

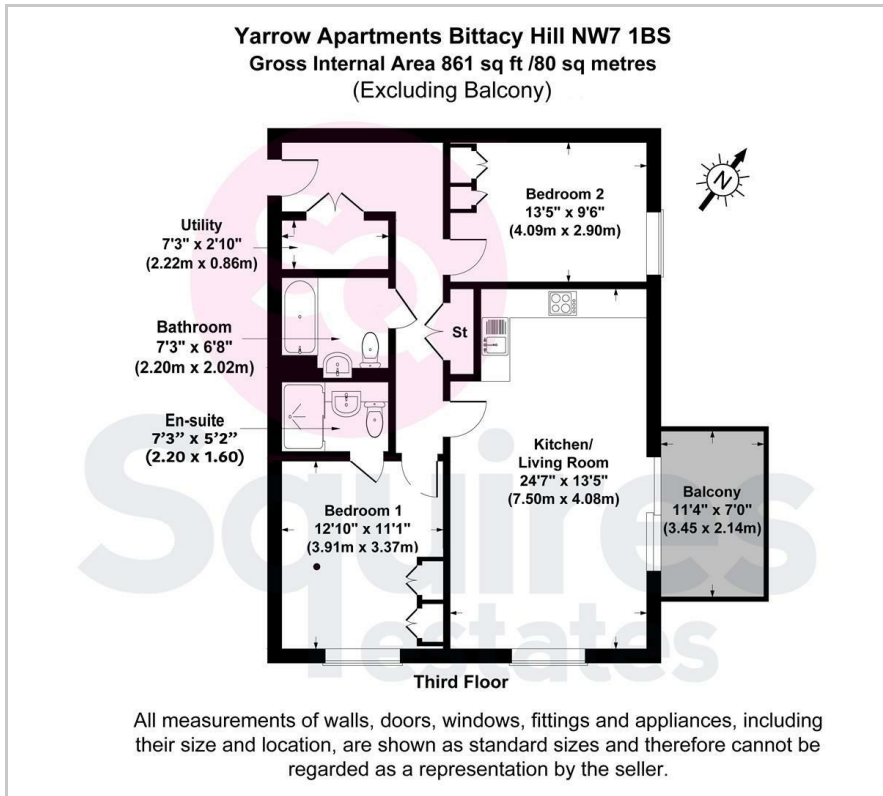
£565,000 - Leasehold

A fantastic 2 double bedroom, 2 bathroom (1 en-suite) 861 sq ft apartment situated on the third floor of this modern, purpose built block within the ever popular Millbrook Park development. The property features a 24ft dual aspect reception room with direct access to a private balcony overlooking communal gardens and an open-plan kitchen with integrated appliances. Further benefits include extensive storage space, underfloor heating, 1 secure off street parking space and a passenger lift. 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.

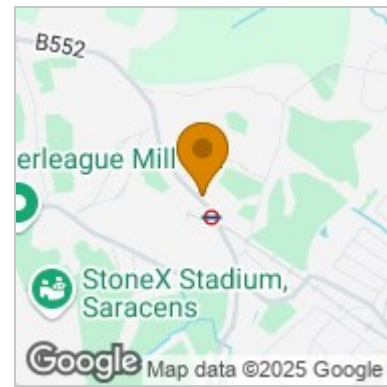
Lease: Approx. 993 years  
Ground Rent: £560 per annum  
Service Charge: Approx. £3000 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- 1 secure parking space
- Balcony
- Communal gardens
- Close to Tube
- Underfloor heating
- 861 sq ft
- Barnet council tax band E

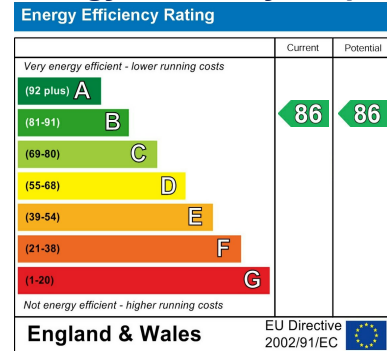
## Floor Plan



## 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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