



Royal Engineers Way, London, NW7 1RY

£410,000 - Leasehold

****CHAIN FREE**** A fantastic 1 bedroom apartment situated on the ground floor of this luxury purpose built block within the ever popular Millbrook Park Development. The property features a 21ft reception room with direct access to a private terrace and open-plan kitchen boasting integrated appliances and Silestone work surfaces. Further benefits include a contemporary bathroom, a large utility cupboard, underfloor heating and 1 secure underground parking space. The block's amenities include a concierge, communal gardens, a gym and a residents' lounge and games room. Mill Hill East Tube station is just a 2 minute direct walk away and the flat would make an ideal first time purchase.

Lease: Approx. 992 years

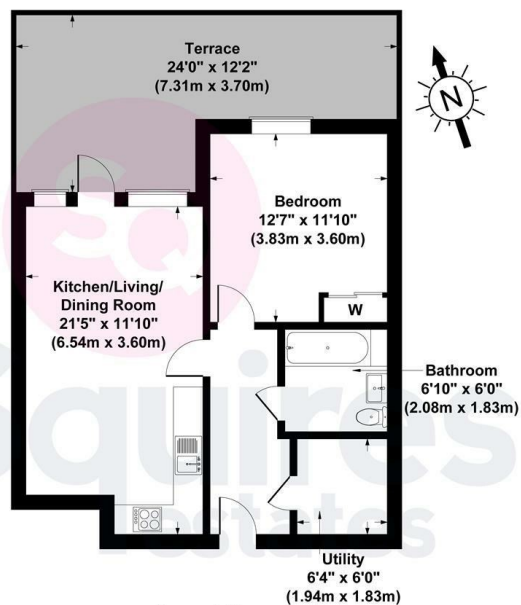
Ground Rent: £350 per annum

Service Charge: Approx. £3000 per annum including car park

- Purpose built
- 1 bedroom
- Terrace
- Underground parking
- Concierge
- Gym, games room and lounge
- Communal gardens
- Close to Tube
- Chain free
- Barnet council tax band D

Floor Plan

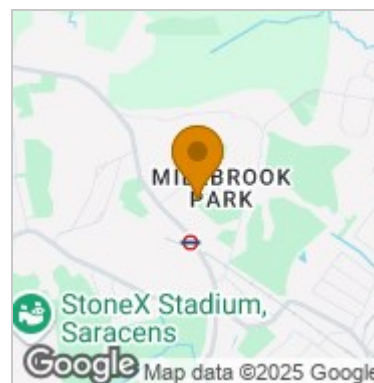
Burghley House NW7 1RY Gross Internal Area 570 sq ft / 53 sq metres



Ground 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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