



## Bittacy Hill, London, NW7 1TH

£450,000 - Leasehold

**\*\*STUNNING ROOF TERRACE\*\*** A fantastic 1 bedroom, penthouse-style apartment situated on the fourth floor of this modern purpose built block within the ever popular Millbrook Park development and with no neighbouring flat on either side. Boasting a fantastic 600+ sq ft, South-West facing roof terrace with extensive, unobstructed views; other benefits include underfloor heating, upgraded Karndean flooring, a Nobilia kitchen with Silestone quartz worktops and upgraded appliances, additional bathroom storage and 1 secure underground parking space with EV charging point. The block's amenities include a passenger lift and communal gardens and the flat is located almost opposite Mill Hill East Tube station and a short walk to a Waitrose supermarket and Virgin Active gym.

Lease: Approx. 992 years

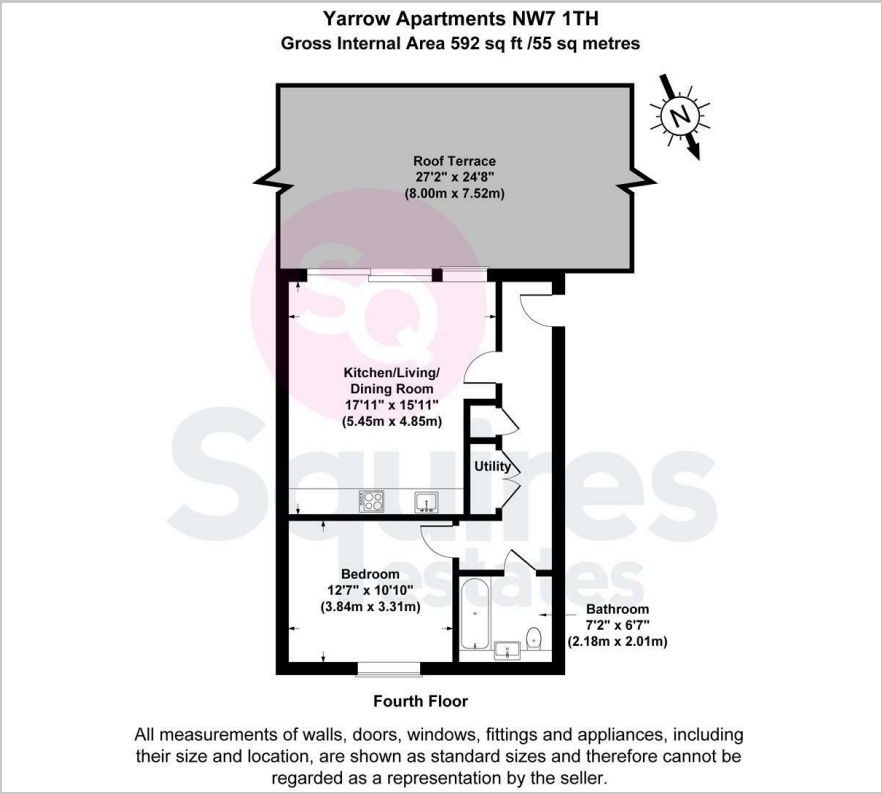
Ground Rent: £450 per annum

Service Charge: Approx. £3360 per annum

- Penthouse-style apartment
- 1 bedroom
- 600+ sq ft South-West facing roof terrace
- 1 underground parking space with EV charger
- Lift
- Communal gardens
- Upgraded specification
- Extremely close to Tube
- Close to Waitrose and Virgin Active
- Barnet council tax band D



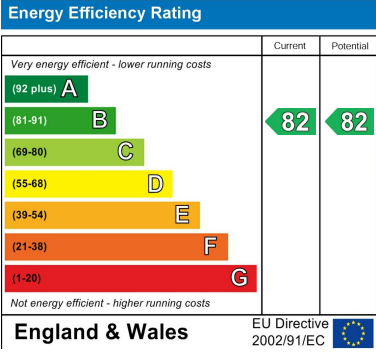
Floor Plan



Area Map



Energy Efficiency Graph



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