





Sanders Lane, London, NW7 1BJ

£475,000 - Leasehold

CHAIN FREE A fantastic 2 bedroom apartment situated on the first floor of this small, modern purpose built block. The property features a 17ft L-shaped reception room with coffered ceiling and mood lighting, a semi open-plan kitchen with Bosch integrated appliances and stone worktops and direct access to a large, private balcony. Further benefits include a luxury bathroom, built-in wardrobes to both bedrooms, underfloor heating and 1 underground parking space. The flat is just a short walk from Mill Hill East Tube station and a Waitrose supermarket and would make an ideal first time purchase.

Lease: 125 years from 1st January 2017

Ground Rent: £416.30 per annum

Service Charge: Approx. £2500 to £3000 per annum plus approx. £630

building insurance

- Purpose built
- 2 bedrooms
- Large balcony
- 1 underground parking space
- Chain free
- Close to Tube
- Luxury fittings
- Barnet council tax band D



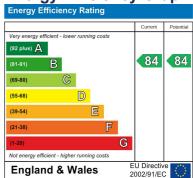
Floor Plan

Tamarind Court, Sanders Lane NW7 1BJ Gross Internal Area 624 sq ft /58 sq metres Balcony 20'4" x 4'7" (6.20m x 1.40m) Kitchen (3.25m x 1.97m) Kitchen/Living/ Dining Room 17'5" x 11'3" (5.32m x 3.44m) Bedroom (3.92m x 3.26m) Bathroom (2.18m x 2.12m) First 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











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 firms employment has the authority to make or give any representation or warranty in respect of the property.











