



## 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

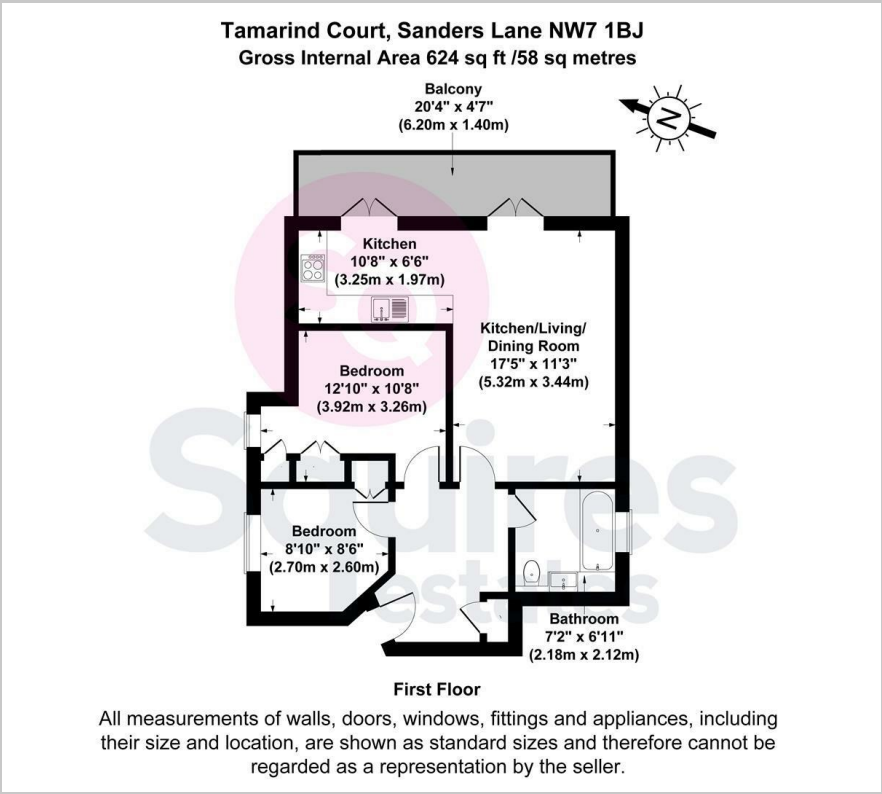
Ground Rent: £416.30 per annum

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



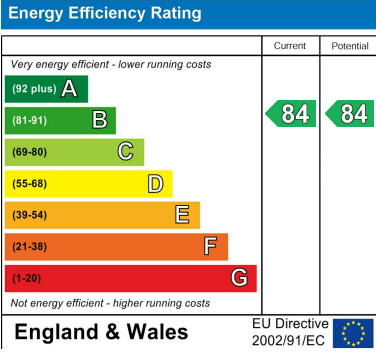
Floor Plan



Area Map



Energy Efficiency Graph



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