





# 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.

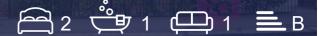
Lease: 125 years from 1st January 2017

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



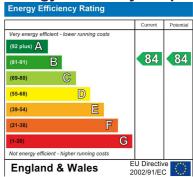
#### **Floor Plan**

## 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**











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