



Peacock Close, London, NW7 1LG

£450,000 - Leasehold

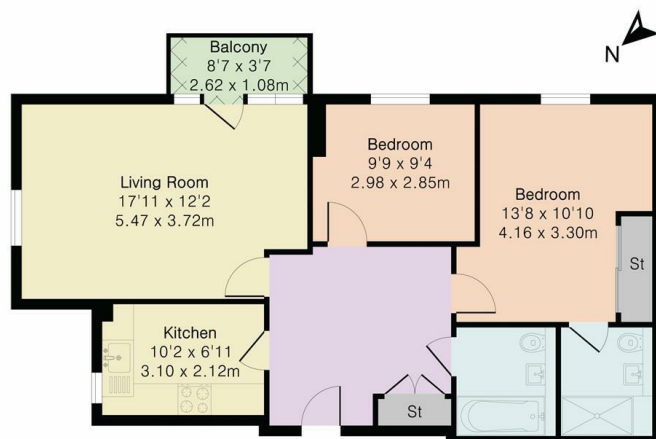
****CHAIN FREE**** A fantastic 759 sq ft, 2 double bedroom, 2 bathroom (1 en-suite) apartment situated on the third (top) floor of this modern purpose built block within the ever popular Millbrook Park development. The property features a near-18ft reception/dining room with direct access to a private balcony with Southerly aspect and extensive views. Further benefits include a 10ft kitchen with integrated appliances, fitted wardrobes to the master bedroom, a spacious entrance hall, a passenger lift and 1 secure, underground parking space. The flat is very well located for Mill Hill East Tube station and would make an ideal first time purchase.

Lease: Approx. 232 years
Ground Rent: £300 per annum
Service Charge: Approx. £3500 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Balcony with Southerly aspect
- 1 secure parking space
- Lift
- Chain free
- Barnet council tax band E

Floor Plan

Approximate Gross Internal Area 759 sq ft - 70 sq m



Third Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Sq
Squires
estates

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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