



Shillingford Close, London, NW7 1HQ

£445,000 - Leasehold

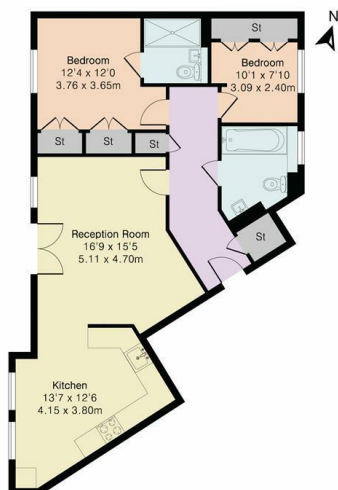
A stunning 2 bedroom, 2 bathroom, 835 sq ft apartment situated on the first floor of this purpose built block within the ever popular Lidbury Square development. The property has been completely remodelled by the current and previous owners to include, amongst other things, a luxury kitchen and bathrooms. The flat features an approx. 30ft reception/kitchen/dining room with Westerly aspect, parquet style flooring and Juliet balcony. Further benefits include built-in wardrobes to both bedrooms, an en-suite shower room to the master bedroom and 1 allocated off street parking space. Located only 0.4 miles from Mill Hill East Tube station and with a Waitrose supermarket and Virgin Active gym nearer, the property would make an ideal first time purchase.

Lease: Approx. 974 years
Ground Rent: £300 per annum
Service Charge: Approx. £2400 per annum

- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite)
- 1 off street parking space
- Stunning condition
- Close to Tube
- Close to supermarket and gym
- Fitted wardrobes
- 835 sq ft
- Barnet council tax band E

Floor Plan

Approximate Gross Internal Area 835 sq ft - 78 sq m



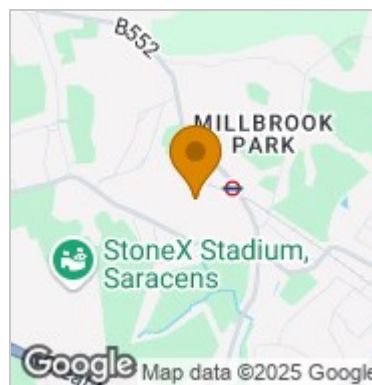
First Floor

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.

Squires
estates

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82

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.

Finchley Branch

181a Squires Lane,
Finchley,
London N3 2QS
Tel 020 8343 2111

Hendon Branch

16 Central Circus Parade,
Queens Road, Hendon,
London NW4 3AS
Tel 020 8202 0808

Mill Hill Branch

7 Thornfield Parade,
Holders Hill Road, Mill Hill,
London NW7 1LN
Tel 020 8349 3030

