



Bittacy Hill, London, NW7 1TG

£375,000 - Leasehold

A fantastic 1-bedroom apartment situated on the fourth floor of this modern, purpose-built block within the ever-popular Millbrook Park development. The property features a spacious 23ft reception room with direct access to a 10ft private balcony and a stylish open-plan kitchen with integrated appliances. Further benefits include a large utility/storage cupboard, underfloor heating, access to well maintained communal gardens, and one secure, off-street parking space. Ideally located adjacent to a Co-op convenience store, almost opposite Mill Hill East Tube station, and just a short walk from a Waitrose supermarket and Virgin Active gym. This property would make an ideal first-time purchase or rental investment.

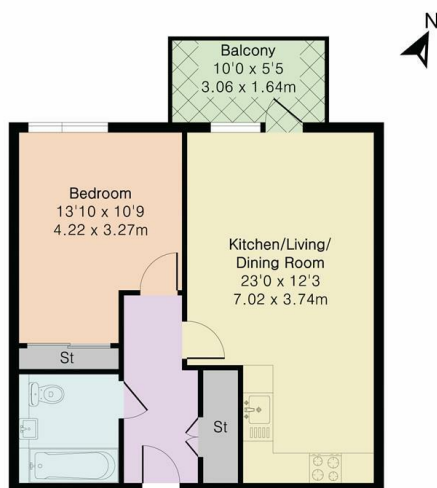
Lease: Approx. 245 years remaining
Ground Rent: £100 per annum
Service Charge: Approx. £2792.52 per annum
Council Tax Band D

- Purpose built
- Lift access
- 1 Bedroom
- Communal gardens
- Secure off street parking
- Large utility/storage cupboard
- Barnet council tax band D
- Close to Tube



Floor Plan

Approximate Gross Internal Area 537 sq ft - 50 sq m



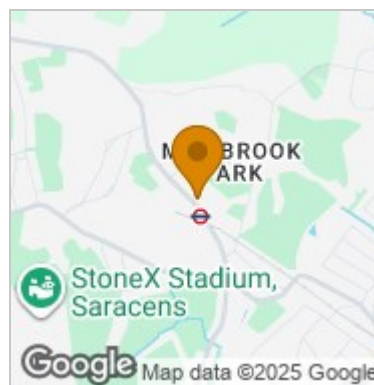
Fourth Floor

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

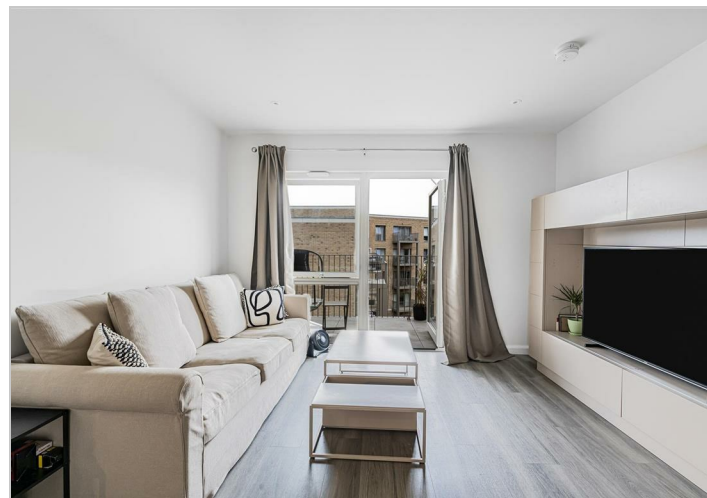
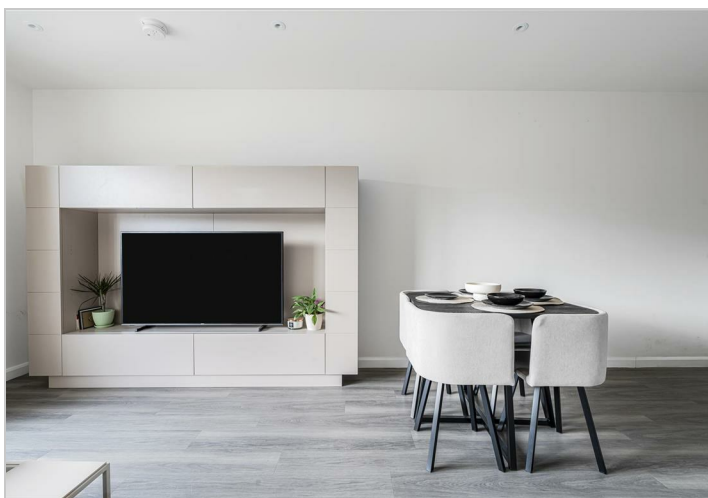
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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