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# Peacock Close, Mill Hill, NW7 1LF

£450,000 - Leasehold

\*\*CHAIN FREE\*\* A very well presented 764 sq ft, 2 double bedroom, 2 bathroom (1 en-suite) apartment situated on the ground floor of this modern purpose built block within the ever popular Millbrook Park development. The property features an 18ft reception/dining room with direct access to an almost unique and private, approx. 40ft paved GARDEN area. Further benefits include a separate kitchen with integrated appliances, fitted wardrobes to the master bedroom and 1 secure, underground parking space. The flat is very well located for Mill Hill East Tube station and would suit both first time buyers and those looking to downsize.

Chain free

Purpose built

2 double bedrooms

2 bathrooms (1 en-suite)

■ Large private garden area

■ 1 underground parking space

- Ideal first time purchase
- Barnet council tax band E

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

Service Charge: Approx. £3500 per annum inclusive of reserve fund

contribution



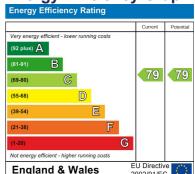
#### **Floor Plan**

# Wheat House, Peacock Close, Mill Hill East, NW7 1LF Gross Internal Area 764 sq ft /71 sq metres Garden 39'4" x 11'6" (12.00m x 3.50m) **Bedroom 2** (3.42m x 2.91m) 13'4" x 12'0" (4.06m x 3.65m) Lounge 18'1" x 12'7" (5.52m x 3.84m) En-suite Bathroom 7'5" x 6'8" 7'5" x 6'7" (2.27m x 2.04m) (2.26m x 2.01m) Utility Kitcher 10'11" x 6'4" (3.33m x 1.93m) 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

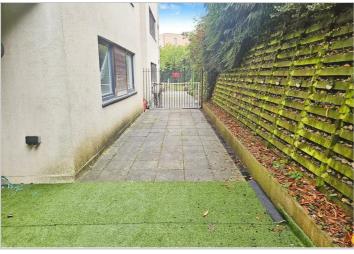














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