



## Morphou Road, Mill Hill, NW7 1ED

£575,000 - Leasehold

**\*\*CHAIN FREE\*\*** A fantastic 2 double bedroom, 2 bathroom apartment situated on the third floor of this modern purpose built block within the ever popular Millbrook Park development. Boasting 1056 sq ft of accommodation, the property features a 20ft reception room with open-plan kitchen, direct access to a large balcony and far reaching views. Further benefits include a 20ft master bedroom with en-suite shower room, fitted wardrobes and direct access to the balcony, large storage cupboards both to the second bedroom and hallway and a Jack and Jill bathroom. With 1 secure parking space, a passenger lift and being only 0.3 miles from Mill Hill East Tube station, the flat would suit a wide range of buyers.

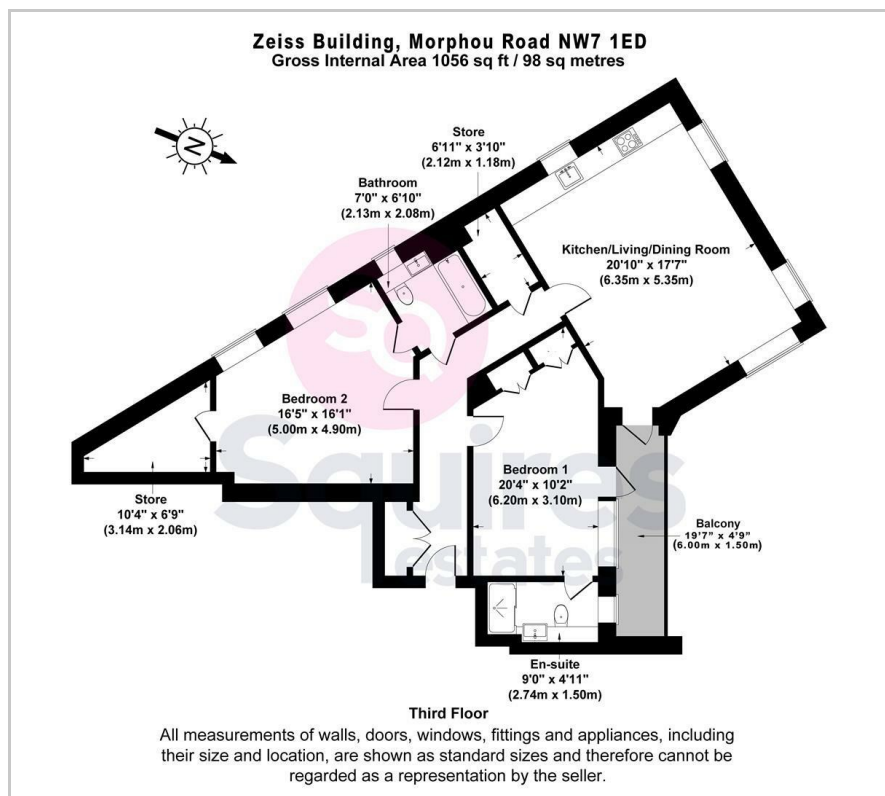
Lease: Approx. 238 years

Service Charge: Approx. £4000 per annum

Ground Rent: £350 per annum

- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite, 1 Jack and Jill)
- Large balcony
- 1 secure parking space
- Lift
- Extensive storage
- Chain free
- Close to Tube
- Barnet council tax band F

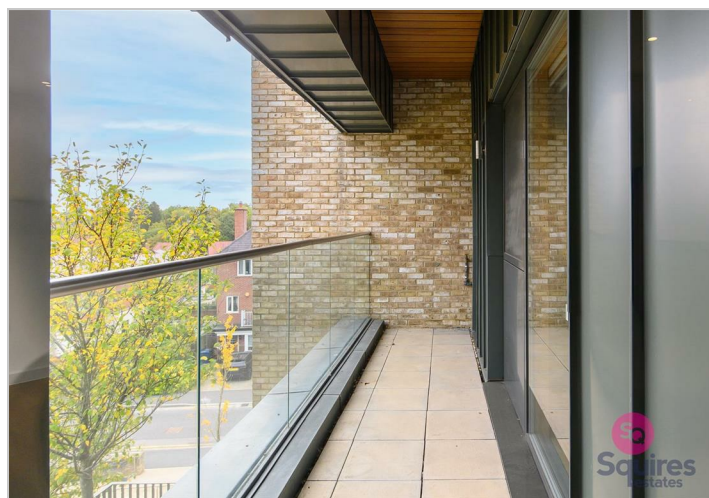
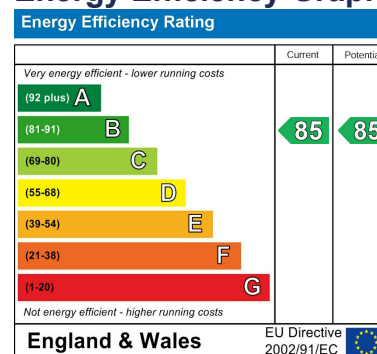
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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