



Peacock Close, London, NW7 1LD

£495,000 - Leasehold

A fantastic 780 sq ft, 2 double bedroom, 2 bathroom third (top) floor apartment situated within the ever popular Millbrook Park development. The property features a 16ft reception room with floor to ceiling windows and direct access to a private, South facing terrace. Further benefits include a 14ft kitchen with integrated appliances, a 13ft master bedroom with built-in wardrobe and en-suite shower room, a second terrace accessed via both bedrooms, far reaching views, a passenger lift and 1 secure underground parking space. The flat would suit both first time buyers and those looking to downsize and is located only 0.5 miles from Mill Hill East Tube station.

Lease: Approx. 232 years

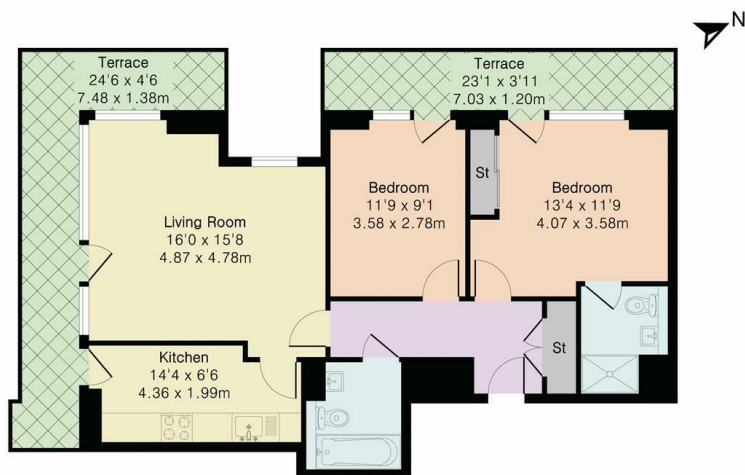
Service Charge: Approx. £2912 per annum

Ground Rent: £300 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- 2 terraces
- 1 underground parking space
- Lift
- Close to Tube
- Barnet council tax band E

Floor Plan

Approximate Gross Internal Area 780 sq ft - 72 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.

SQUIRES
estates

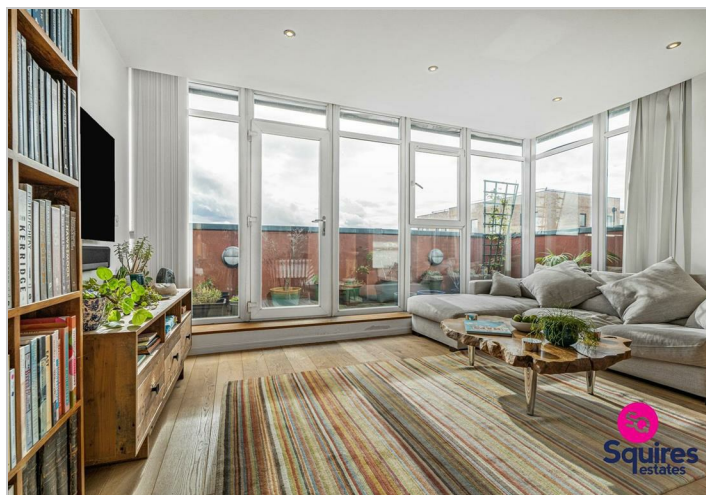
Area Map



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		
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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