



## Royal Engineers Way, London, NW7 1UW

£550,000 - Leasehold

**\*\*CHAIN FREE\*\*** A fantastic, luxury 2 double bedroom, 2 bathroom apartment situated on the fourth floor of this modern purpose built block within the ever popular Millbrook Park development. The property features a 22ft dual aspect reception room with herringbone parquet flooring, fully integrated, shaker style open-plan kitchen and direct access to a private balcony. Further benefits include an en-suite shower room to the master bedroom, fitted wardrobes to both bedrooms, a large store room, a beautifully crafted family bathroom, underfloor heating, 1 secure parking space, communal gardens, a concierge, a media room and a passenger lift. Mill Hill East Tube station and a Co-op convenience store are just a short walk away and the property would make an ideal first time purchase.

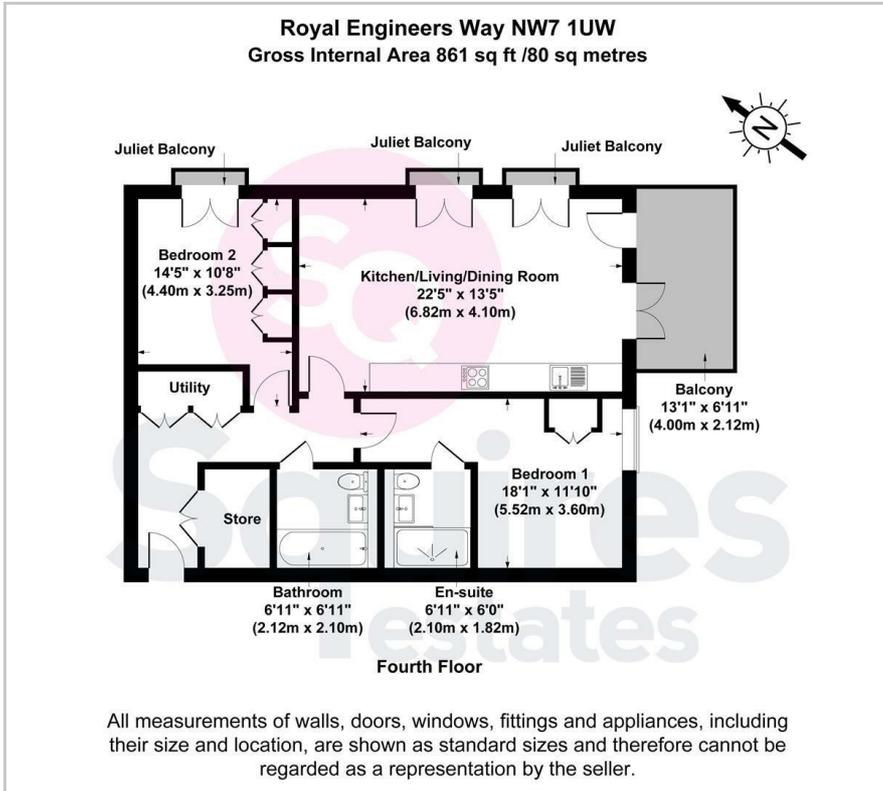
Lease: Approx. 993 years

Ground Rent: N/A

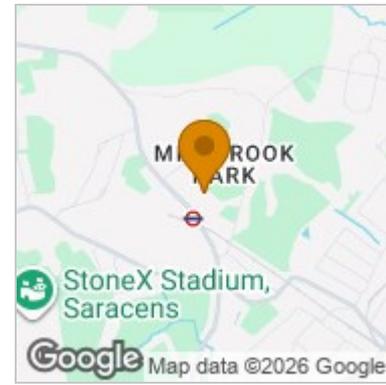
Service Charge: Approx. £3360 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Balcony and communal gardens
- 1 secure parking space
- Lift
- Concierge and media room
- Chain free
- Close to Tube
- Barnet council tax band E

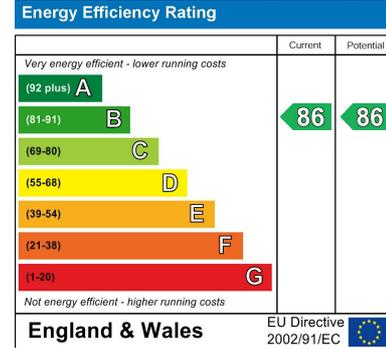
## Floor Plan



## 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.

### 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

