



## Abercorn Road, London, NW7 1JB

£400,000 - Leasehold - Share of Freehold

A very well presented 2 bedroom flat situated on the ground floor of this small purpose built block. The property features a 17ft reception room with built-in storage and further benefits include a lovely shaker style kitchen with breakfast bar, a contemporary shower room, fitted wardrobes to the master bedroom, a private entrance and a section of shared garden. With Mill Hill East Tube station only 0.2 miles away and a Waitrose supermarket and Virgin Active gym nearer, the flat would make an ideal first time purchase.

Share of Freehold with a lease of approx. 908 years

Ground Rent: N/A

Service Charge: Approx. £70 per month

- Purpose built
- 2 bedrooms
- Modern kitchen and shower room
- Section of shared garden
- Private entrance
- Close to Tube
- Ideal first time purchase
- Barnet council tax band C



## Floor Plan

Approximate Gross Internal Area 571 sq ft - 53 sq m

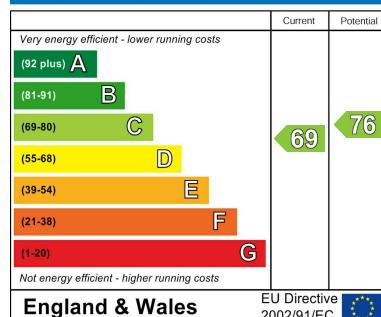


## Area Map



## Energy Efficiency Graph

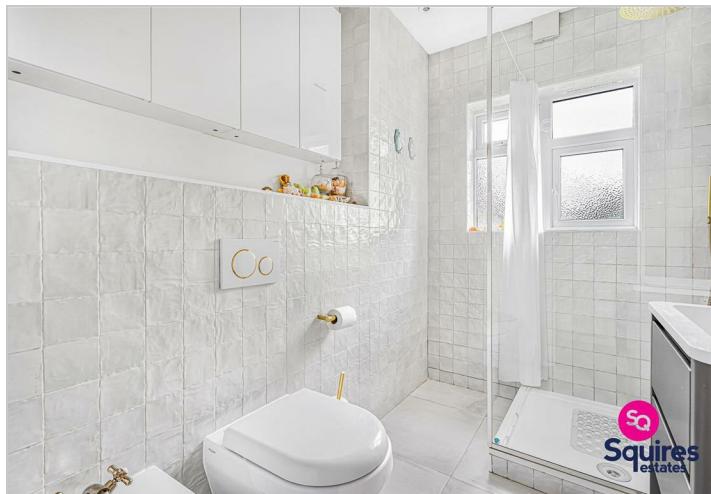
### Energy Efficiency Rating



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



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 firms 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



aria propertymark  
PROTECTED

The Property  
Ombudsman

tsj  
APPROVED CODE  
TRADING STANDARDS.UK