

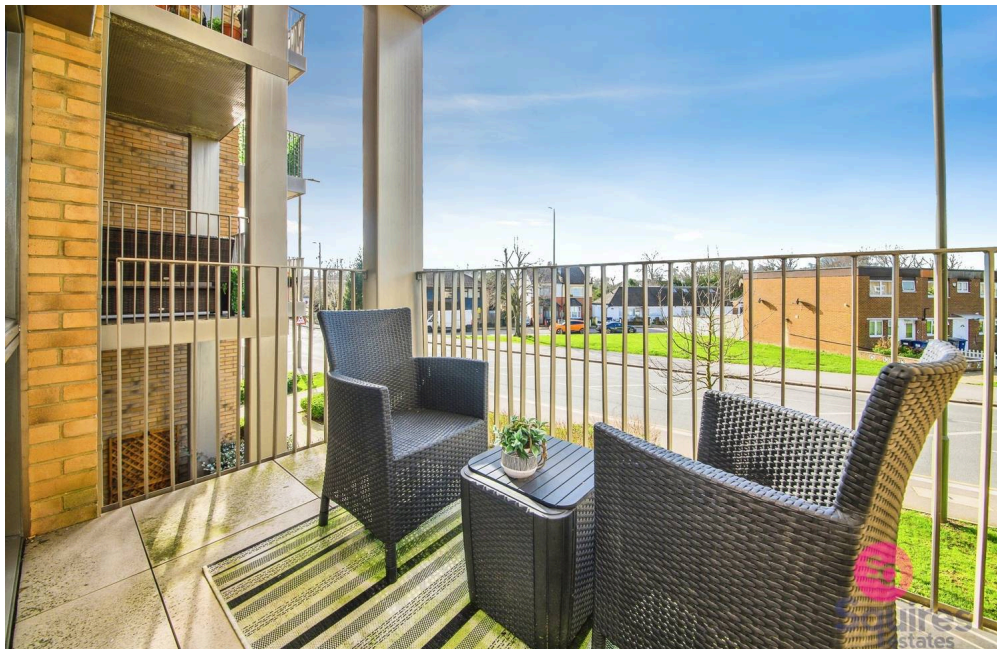
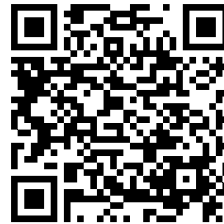
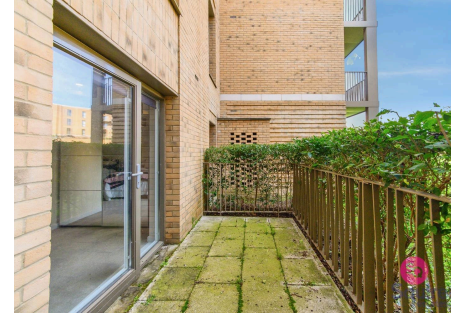
## Bittacy Hill, NW7

£325,000 Leasehold

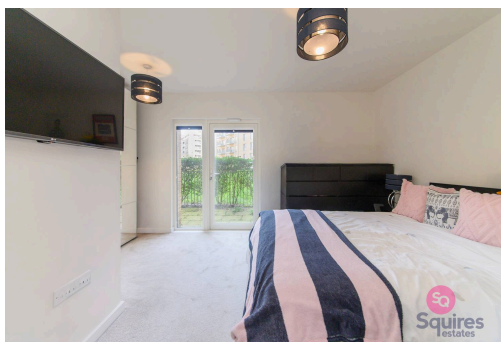
A fantastic and rarely available 1 bedroom apartment situated on the ground (raised at the front) floor of this modern, purpose built block within the ever popular Millbrook Park development. The property boasts TWO forms of private outside space; a South-West facing balcony to the front and a patio to the rear. Further benefits include a 16ft reception room with open-plan kitchen, a large utility/storage cupboard, underfloor heating, communal gardens and 1 secure, off street parking space. The flat is located almost adjacent to a Co-op convenience store, opposite Mill Hill East Tube station and a short walk to a Waitrose supermarket and Virgin Active gym. The property would make an ideal first time purchase or rental investment.

Lease: Approx. 991 years Ground Rent: Approx. £300 per annum Service Charge: Approx. £2500 per annum

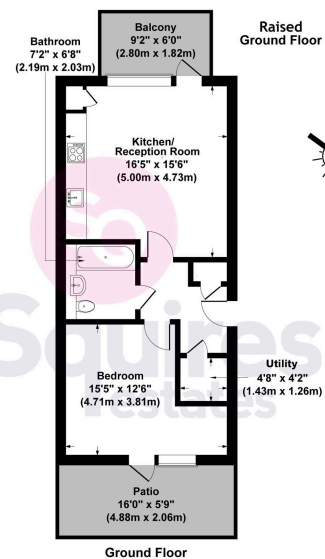
**Council Tax band: D**  
**Tenure: Leasehold**  
**EPC Energy Efficiency Rating: B**



- › Purpose built
- › 1 bedroom
- › Private balcony and private patio
- › 1 secure parking space
- › Communal gardens
- › Close to Tube and shops
- › Large utility/storage cupboard



**Yarrow Apartments, Bittacy Hill, London,**  
**Gross Internal Area 551 sq ft / 51 sq metres**



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.