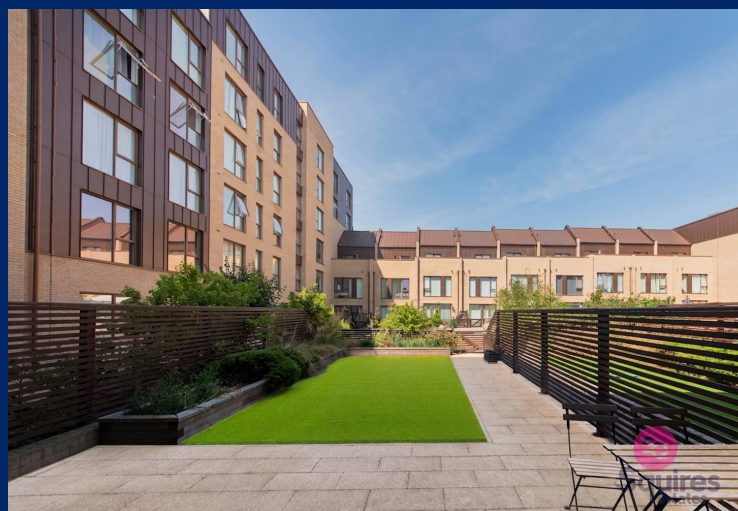




## 3 India Way, London – NW7 1TX

£990,000 Leasehold

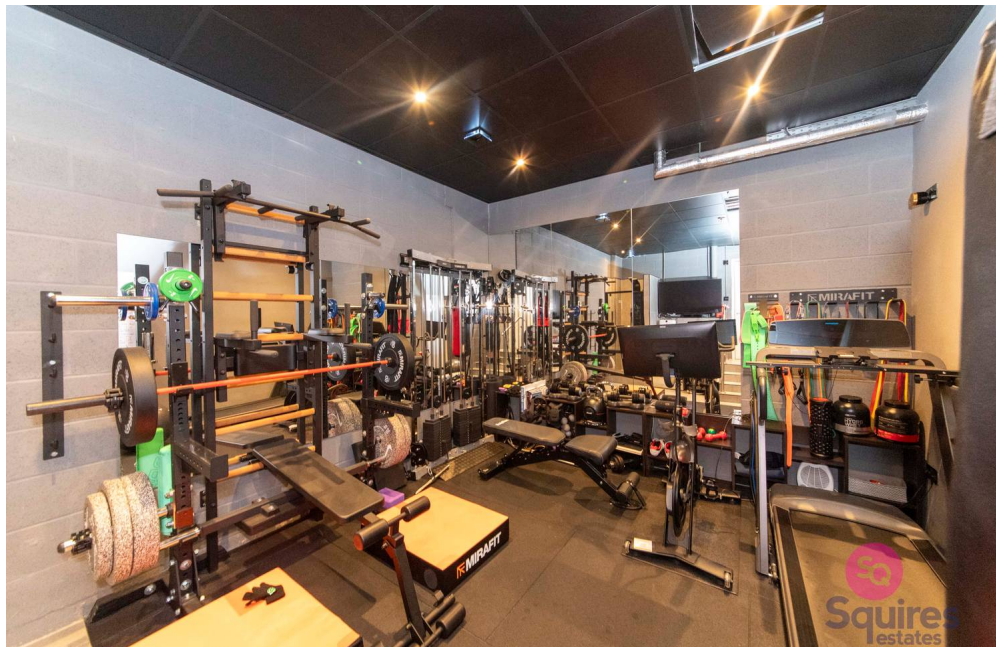
This impressive 3 / 4 bedroom townhouse offers spacious and versatile accommodation arranged over multiple levels and ideal for modern family living. The property features 3 generous double bedrooms, including a master suite with en-suite shower room, walk-in wardrobe and air conditioning. Two guest W.C.s provide added convenience and the well-appointed kitchen/dining area creates a welcoming space for entertaining or relaxing. A dedicated study, which could also serve as a fourth bedroom, offers flexibility for home working or guest accommodation. The property also benefits from a fantastic home gymnasium with shower cubicle, perfect for fitness enthusiasts seeking the convenience of exercising at home. Additional features include a garden, private South facing roof terrace, a family bathroom, 2 off-street parking spaces (one of which is secure) and extensive fitted storage throughout. With approximately 1808 sq ft of internal space and Mill Hill East Tube station and Millbrook Park CE Primary School just a short walk away, this townhouse combines comfort, practicality and contemporary style, making it a superb choice for those seeking a well-located and thoughtfully designed home. Leasehold: Approx. 994 years – Ground Rent: Peppercorn – Service Charge: Approx. £1395 per annum

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



- Townhouse
- 3 double bedrooms
- 2 bathrooms (1 en-suite)
- Garden
- South facing roof terrace
- 2 off street parking spaces (1 secure)
- Home gymnasium
- 2 guest W.C.s
- Study/4th bedroom
- 1808 sq ft



India Way NW7 1TX  
Gross Internal Area 1808 sq ft / 168 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.