



Newhall House, Morpou Road – NW7

£265,000 Leasehold

CHAIN FREE This very well-presented 1 bedroom flat offers a superb opportunity for first time buyers and investors alike. Situated on the ground floor within a modern, purpose-built block in the Millbrook Park development, the property features a double bedroom with built-in wardrobe, a spacious living and dining area and a contemporary fitted kitchen. The accommodation extends to approximately 517 sq ft, providing comfortable and practical living space. The private balcony is accessible from the living room and externally, the flat benefits from an allocated parking space and communal grounds. Local amenities, public transport links and green spaces are all within easy reach, making this an ideal base for professionals or couples.

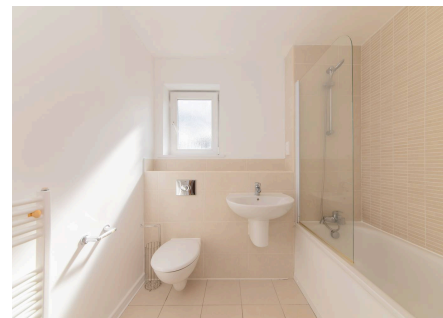
Lease: Approx. 231 years – Ground Rent: £250 per annum – Service Charge: £2524.30 per annum inclusive of the estate charge

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

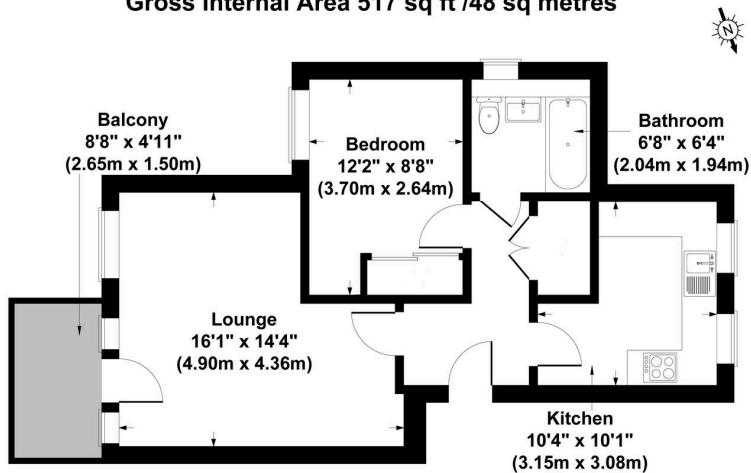
EPC Environmental Impact Rating: B



- Purpose built
- 1 bedroom
- Balcony
- Allocated parking space
- Chain free
- Ideal first time purchase
- Investment opportunity
- 517 sq ft



Newhall House, Morpouh Road, NW7 1ED
Gross Internal Area 517 sq ft / 48 sq metres



Ground Floor

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.