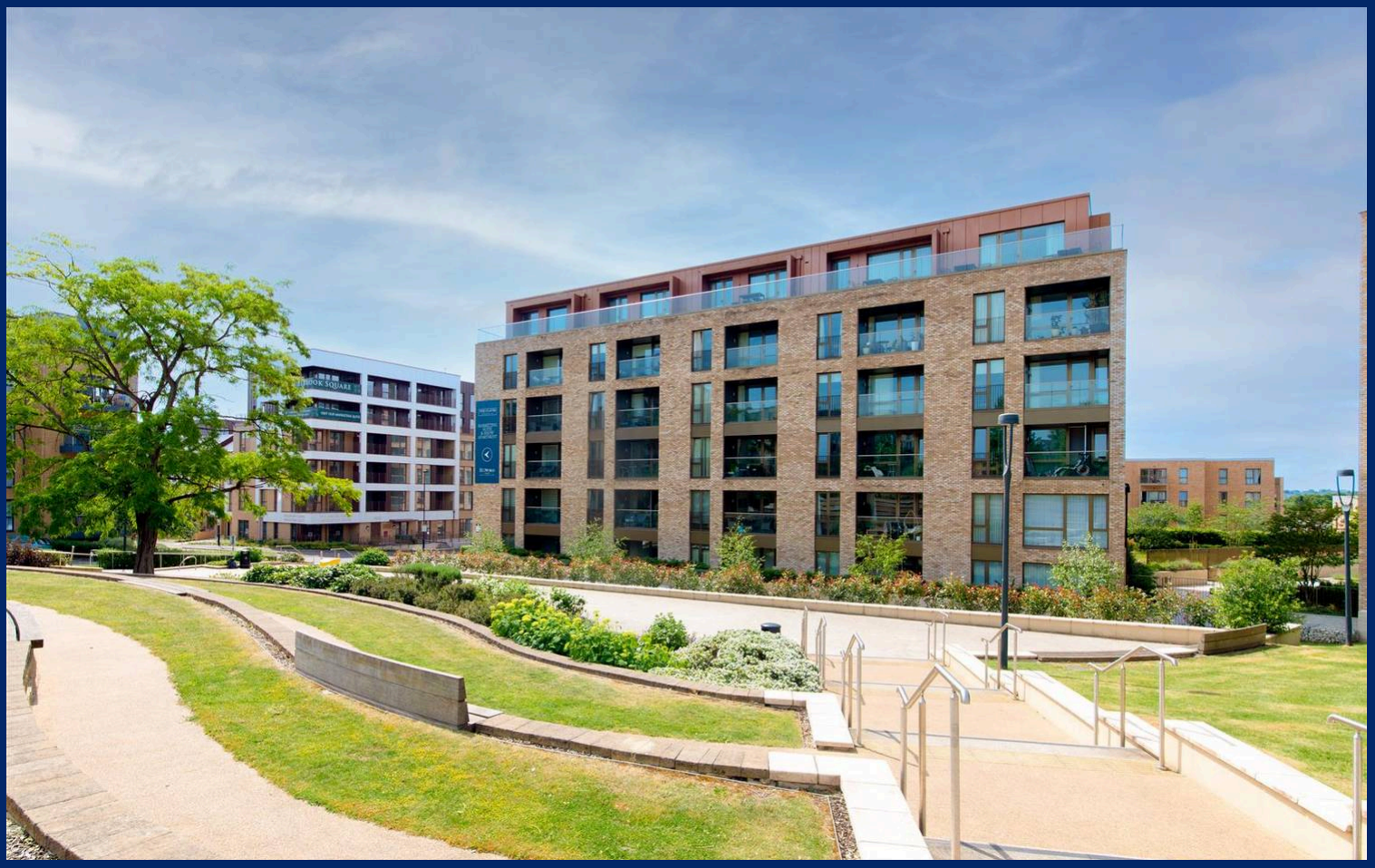






Burghley House, Royal Engineers Way - NW7

£550,000 Leasehold

This 2 bedroom flat offers contemporary living in a sought-after development close to the Tube. Boasting 1001 sq ft of accommodation, the property features 2 spacious double bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. There is a further modern family bathroom, providing convenience for guests or family members. The open-plan living area is bright and airy, with direct access to a private balcony (ideal for relaxing or entertaining). Residents enjoy exclusive access to a range of amenities, including a fully equipped gym, a games room, and a comfortable lounge, all serviced by a welcoming concierge. The building is served by a lift, ensuring easy access to all floors. Additional features include fitted wardrobes, a large utility cupboard, a secure allocated parking space with an EV charging point (perfect for electric vehicle owners) and access to well-maintained communal gardens.

Lease: Approx. 992 years - Ground Rent: £500 per annum - Service Charge: Approx. £5000 per annum

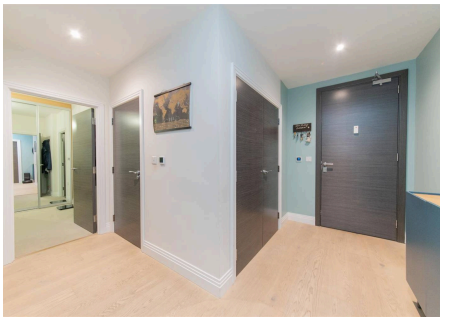
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



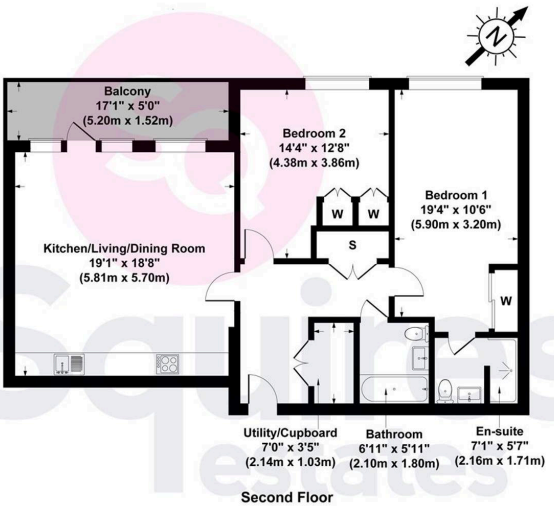




- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- Balcony
- Lift
- Concierge
- Gym, games room and lounge
- Communal gardens
- Secure parking space with EV charging point
- Chain free
- Close to Tube



Burghley House, Royal Engineers Way, NW7 1RY
Gross Internal Area 1001 sq ft /93 sq metres



Second 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.

Squires estates

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