

**14 Mellanby House  
Cornforth Lane  
Mill Hill  
NW7 1SU**



A stunning Two double Bedroom, Two Bathroom (both en-suite) apartment set on the second floor of this modern lift serviced block.

The flat offers bright and well planned accommodation with a vast Kitchen/Living/Diner, Two Double Bedrooms, Two Bathrooms (en-suite shower room) and guest Wc.

There is a lovely private terrace offering stunning far reaching views over the Totteridge Valley.

The flat is sold with gated underground Parking for 1 car, video entryphone system and long leasehold interest.

Cornforth Lane is located off The Ridgeway and is within approximately 2/3rd of a mile of the numerous amenities of Mill Hill East, including Tube (Northern Line), Waitrose and Virgin Active Gym.

Sole Agent











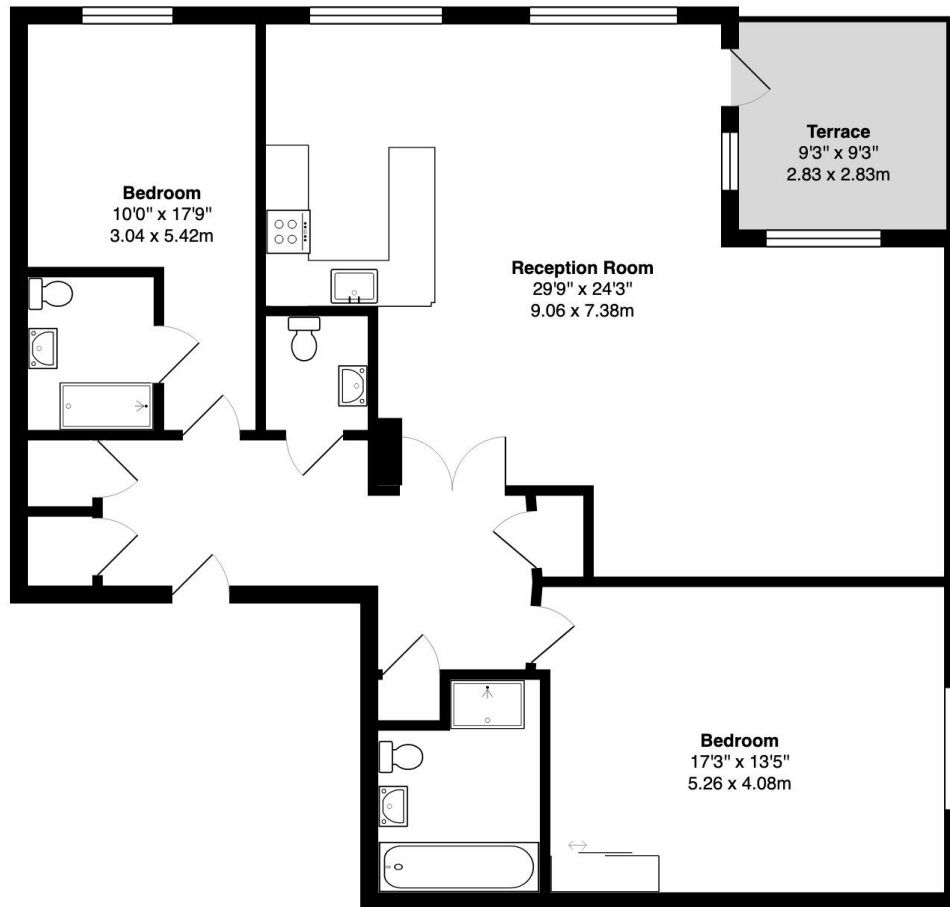












Mellanby House, Cornforth Lane, Mill Hill, NW7

Total Gross Area: 1237 ft<sup>2</sup> ... 114.9 m<sup>2</sup> (excluding terrace)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



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## **ACCOMMODATION**

\* TWO DOUBLE BEDROOM APARTMENT \* TWO BATHROOMS  
(BOTH EN-SUITE) \* LARGE KITCHEN/LIVING/DINER \* GUEST WC  
\* PRIVATE BALCONY \* LIFT ACCESS \*

## **AMENITIES**

\* STUNNING VIEWS OVER TOTTERIDGE VALLEY \*  
UNDERGROUND PARKING \* VIDEO ENTRYPHONE SYSTEM \*

## **TERMS**

TENURE : Leasehold approx 998 years remaining

BOROUGH : Barnet

SERVICE CHARGE: £2,948.00 per annum

PRICE : £699,950 Subject to Contract

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.