

**Sole Agent**

**Hammers Lane, Mill Hill, NW7 4BY**

**£565,000 Subject to Contract**



A stunning contemporary Two Bedroom, Two Bathroom (one en-suite shower room) luxury garden apartment with its own private landscaped rear garden situated within a converted semi-detached house located in the sought after Poets Corner location.

Finished to the high specification throughout and with benefits including a long lease, high ceilings, allocated off street parking, a stunning landscaped garden and fully integrated kitchen and bathrooms.

Located within a few hundred yards of Mill Hill Park, Arrandene open space, Etz Chaim Primary Schools and Goodwyn Primary School. The amenities at Mill Hill Broadway, including Thameslink Station are also within easy reach.

Council tax band - D  
Service Charge - Approximately £1,193.29 per annum  
Ground rent - £300.00 per annum  
Leasehold - Approximately 122 years

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Roslyn, Hammers Lane, NW7

Total Gross Area: 853 ft<sup>2</sup> ... 79.3 m<sup>2</sup>

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

- GARDEN APARTMENT
- LONG LEASE
- TWO BEDROOMS
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- HIGH CEILINGS
- OFF STREET PARKING
- PRIVATE LANDSCAPED GARDEN
- CLOSE TO LOCAL AMENITIES
- RECENTLY REFURBISHED THROUGHOUT
-



**PRICE - £565,000**  
**TENURE - Leasehold**  
**COUNCIL TAX BAND D**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

*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 will 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.*