

Sole Agent

St Vincent's Lane, Mill Hill, NW7 1EZ

£1,295,000 Subject to Contract



Offered for sale with no upper chain is this well presented apartment set on the ground floor of this prestigious and popular gated development in the heart of Mill Hill Village.

The flat offers bright and well planned accommodation with a well fitted Kitchen/Breakfast Room and Two/Three Bedrooms, Two Bathrooms (both en-suite) and guest Wc.

There is a large private Terrace/Garden accessed from Reception/Dining Room, Kitchen/Breakfast Room and Bedroom 3/Study. There are landscaped communal gardens and wonderful views towards the Totteridge Valley.

The flat is sold with gated underground Parking for 2 cars, entryphone system and share in the freehold.

St Vincent's 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.

Council Tax Band G

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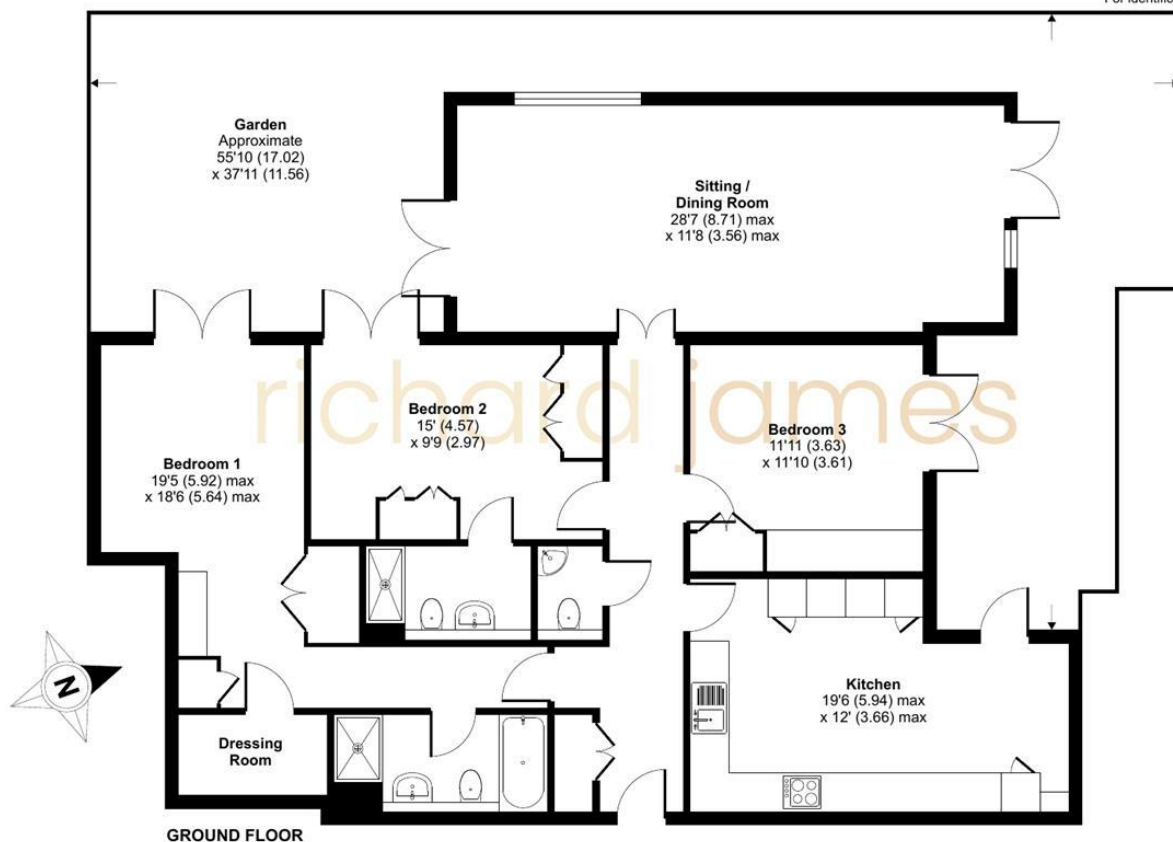
21. the broadway . mill hill . nw7 3da





Approximate Area = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1101029

- GATED DEVELOPMENT
- TWO BATHROOMS (BOTH EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- BEDROOM 3/TV ROOM
- PRIVATE AND COMMUNAL GARDENS
- TWO/THREE BEDROOMS
- GUEST WC
- RECEPTION/DINING ROOM
- TWO UNDERGROUND PARKING SPACES
- SHARE IN FREEHOLD



PRICE - £1,295,000
TENURE - Share of Freehold
COUNCIL TAX BAND - G
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.