

**Sole Agent**

**Inglis Way, Fiennes Building, Mill Hill, NW7 1FJ**

**£475,000 Subject to Contract**



Set on the second (top) floor of this modern purpose built block, is this Two double Bedroom apartment which offers plenty of living space with a light and airy open-plan Kitchen/Breakfast/Reception Room, Two Bathrooms (both en-suite) and Two private Terraces with city views.

The property is set within the brand new Millbrook park housing development which boasts excellent access to the amenities and transport links of Mill Hill as well as North Finchley and is close to the amenities at Mill Hill East including Northern Line Underground, Waitrose and Virgin Active Gym.

Additional benefits include an allocated off street parking space, communal gardens and video entryphone.

Leasehold - 243 years remaining

Service Charge Six monthly in advance - £1,892.90

Administration Charge - £170.90

Service Charge Estate Charge £292.38

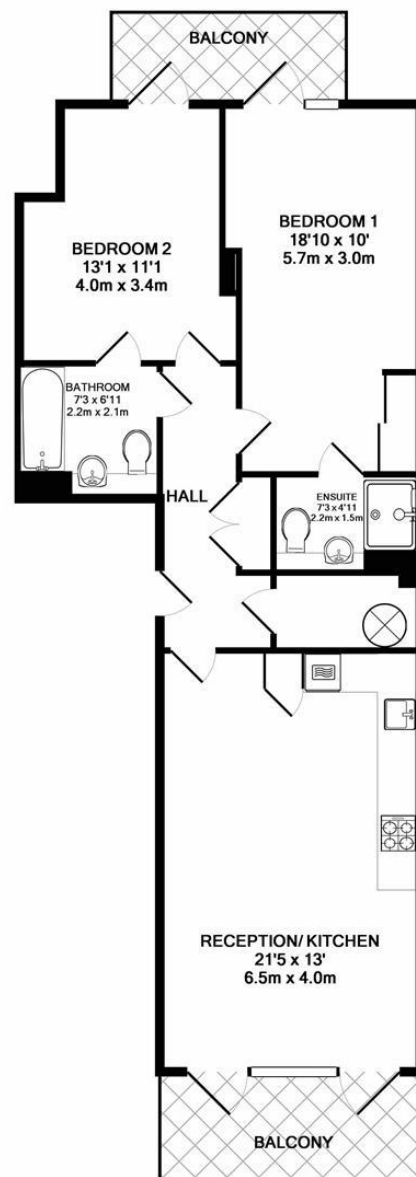
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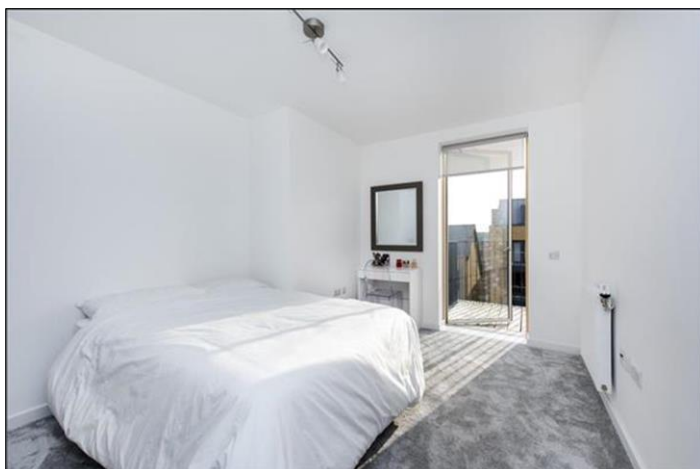


3RD FLOOR

FIENNES BUILDING NW7  
TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of professional practice. Floorplans compiled by Phil Clark Limited

- SECOND (TOP) FLOOR PURPOSE BUILT FLAT
- TWO BATHROOMS (BOTH EN-SUITE)
- TWO PRIVATE TERRACES
- ALLOCATED PARKING SPACE
- LONG LEASEHOLD INTEREST
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/RECEPTION/DINER
- ENTRYPHONE
- COMMUNAL GARDENS
- APPROX 8 YEARS NHBC REMAINING



**PRICE - £475,000**  
**TENURE - Leasehold**  
**COUNCIL TAX BAND - E**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.*