



## 5 Mellanby House Cornforth Lane, Mill Hill, NW7 1SU

£625,000

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ESTATE AGENTS

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## Property Description

A stunning apartment set on the first floor of this modern lift serviced block set within beautiful 47 acres communal Gardens.

Offered for sale with no upper chain 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, utilities cupboard, 2 storage cupboards, long leasehold interest (993 year TBC) and balance of NHBC warranty.

Ridgeway Views provides an on site Resident's Gym, the aforementioned communal Gardens. There will be a dedicated concierge and Residents' Café.

Located off The Ridgeway, the flat is within approximately 2/3rd of a mile of the numerous amenities of Mill Hill East, including Tube (Northern Line) and Waitrose.

Council Tax Band - F

Sole Agent



## Key Features

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (BOTH EN-SUITE)
- LARGE KITCHEN/LIVING/DINER
- GUEST WC
- BALCONY WITH VIEWS OVER TOTTERIDGE VALLEY
- UNDERGROUND PARKING FOR ONE CAR
- ON SITE RESIDENTS' GYM
- 47 ACRE COMMUNAL GARDENS
- UNDERGROUND BICYCLE STORAGE/TWO STORAGE UNITS
- WITHIN EASY REACH OF LOCAL SHOPS & MILL HILL EAST (NORTHERN LINE) TUBE

## Important Information

- **Price:** £625,000
- **Tenure:** Leasehold
- **Council Tax Band:** F
- **EPC:** B
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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	

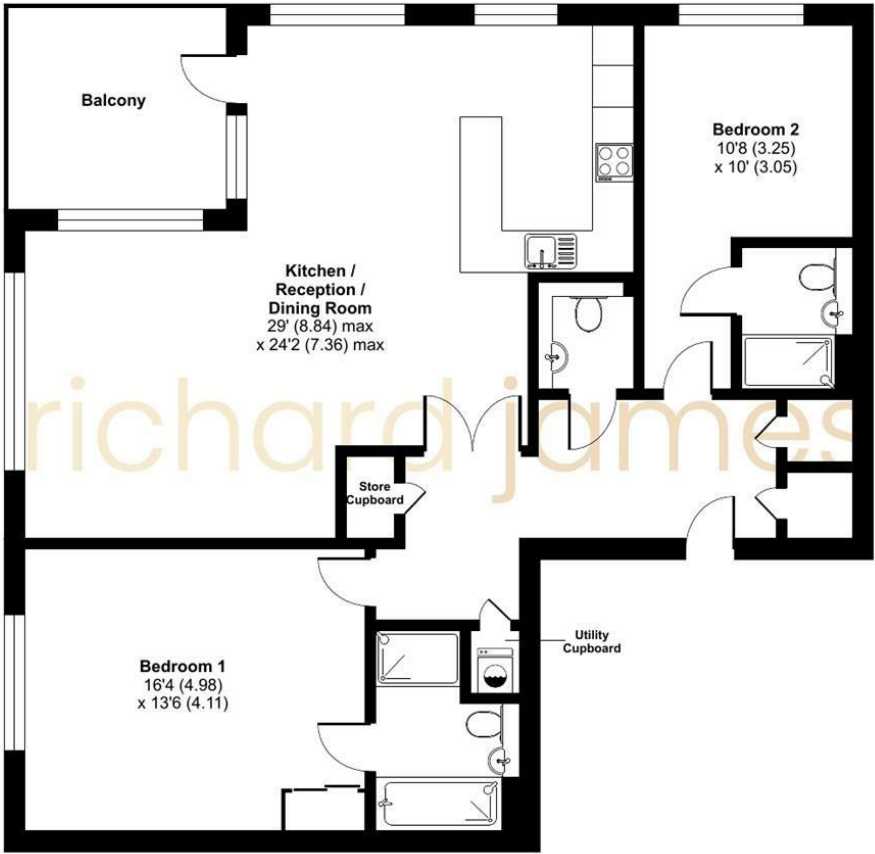






Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1266555

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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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