



**51 Burghley House, 18 Royal Engineers Way, NW7 1RY**  
£1,825 Per Month Per Month

**richard  
james**  
ESTATE AGENTS

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## Property Description

A One double bedroom fourth floor apartment set within modern development within Millbrook Park.

The accommodation provides a reception room, a modern open plan kitchen, bathroom, balcony, an allocated underground parking space and underfloor heating throughout.

The block's amenities include a concierge, a gym, private residents-only gardens, a cycle store, a games room and a media room.

Council Tax Band D.


Available now on an Unfurnished basis.

## Key Features

- FOURTH FLOOR
- RECEPTION ROOM
- BATHROOM
- UNDERFLOOR HEATING THROUGHOUT
- UNFURNISHED
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN
- BALCONY
- ALLOCATED UNDERGROUND PARKING SPACE
- COUNCIL TAX BAND D

## Important Information

- **Price:** £1,825 Per Month
- **Tenure:**
- **Council Tax Band:** D
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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 	

Kitchen/Living/Dining	12'5" x 20'3"	3.8 x 6.2 m
Master Bedroom	11'2" x 12'5"	3.4 x 3.8 m
<b>TIA</b>	<b>550.2 sqft</b>	<b>51.1 sqm</b>
External Area	55.6 sqft	5.2 sqm



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.

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