



Flat 23, Randall Court Page Street, NW7 2NJ

£485,000

**richard
james**

ESTATE AGENTS

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Property Description

Refurbished to a high standard throughout is this chain free Two double Bedroom, Two Bathroom (one en-suite bathroom room) second floor (top) apartment set within this purpose built block in a sought after location off Page Street and situated within walking distance of Mill Hill Broadway, the Thameslink station and within easy reach of the wide open spaces of Arrandene and Mill Hill Park.

The apartment has been completely refurbished in recent years to include a kitchen/breakfast room, Two bathrooms and boasts a generous 24ft ft Reception Room.

The property benefits from off street parking, entryphone system, ample storage, share of Freehold, a private garage and access to well maintained communal gardens.

Council Tax Band E

Sole Agent

Key Features

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- COMMUNAL GARDENS
- GARAGE
- FINISHED TO A HIGH SPECIFICATION
- TOP FLOOR APARTMENT
- SHARE OF FREEHOLD
- OFF STREET PARKING
- KITCHEN / BREAKFAST ROOM
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £485,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

**Approximate Gross Internal Area 918 sq ft - 85 sq m
(Excluding Garage)**

Garage Area 150 sq ft – 14 sq m



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.

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