



Flat 3, 7, Marillac House St. Vincents Lane, NW7 1ES
£799,950

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Property Description

An immaculately presented 1234 sqft / 115.0 sqm apartment set on the first floor of this prestigious and popular gated development in the heart of Mill Hill Village with lift access.

The flat offers bright and well planned accommodation with a well fitted Kitchen/Breakfast Room, reception room with private balcony, Master Bedroom with En-suite bathroom, Two further Bedrooms (one currently being used as a dining room), a guest shower room and guest Wc.

The flat is sold with gated underground Parking for two cars, lift access, entryphone system, stunning communal gardens with views overlooking Totteridge valley and a 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

Sole Agent

Key Features

- FIRST FLOOR APARTMENT
- LIFT ACCESS
- COMMUNAL GARDENS WITH STUNNING VIEWS OVER GREENBELT
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- PRIVATE BALCONY
- UNDERGROUND PARKING FOR TWO CARS
- SHARE OF FREEHOLD
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- PORTER

Important Information

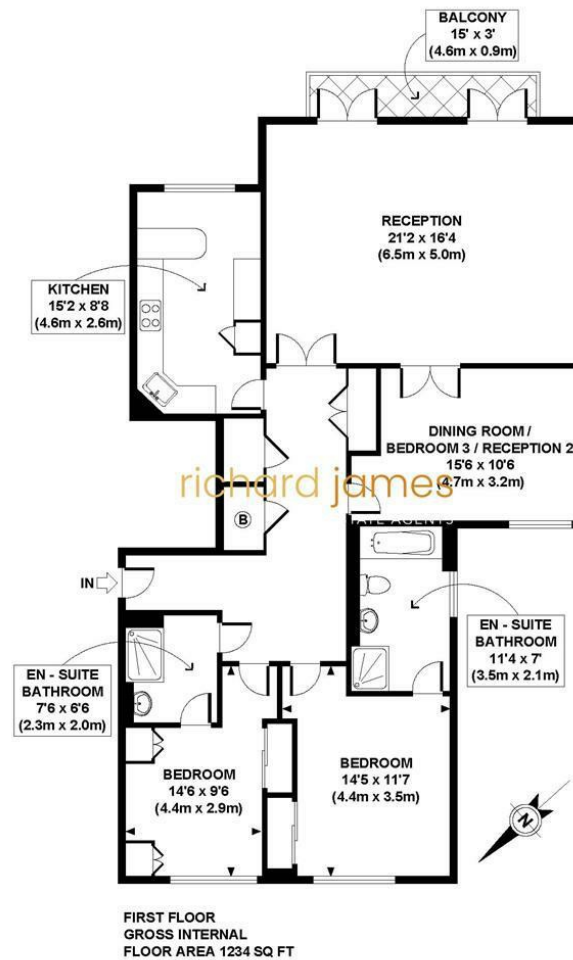
- **Price:** £799,950
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	









APPROX. GROSS INTERNAL FLOOR AREA 1234 SQ FT / 115 SQ M
Ref: CJRJ - Copyright photo-plan.co.uk
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

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.