



Hammers Lane, Mill Hill, NW7
£4,000 Per Calendar Month

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Property Description

A large two bedroom, two bathroom (both en suite) apartment located on the second floor of the exclusive gated 'Mill Hill Place' development, benefitting from an on-site concierge, 24 hour security, residents gym & beautiful landscaped communal gardens.

The apartment benefits from a 24 ft double reception & kitchen/diner, both opening to the balcony with lovely views over the communal gardens, a 21ft main suite with spacious bathroom.

Further benefits include underfloor heating, comfort cooling to principal rooms, 2 reserved underground parking spaces and a large storage locker in the car park.

Situated within less than a mile of Mill Hill Broadway's plethora of shops, cafes, restaurants & transport links including the Thameslink station.

Key Features

- SECOND FLOOR
- RECEPTION ROOM
- TWO EN-SUITE BATHROOMS
- TWO ALLOCATED UNDERGROUND PARKING SPACES
- LANDSCAPED COMMUNAL GARDENS
- TWO BEDROOMS
- KITCHEN/DINER
- BALCONY
- RESIDENTS GYM
- COUNCIL TAX BAND G

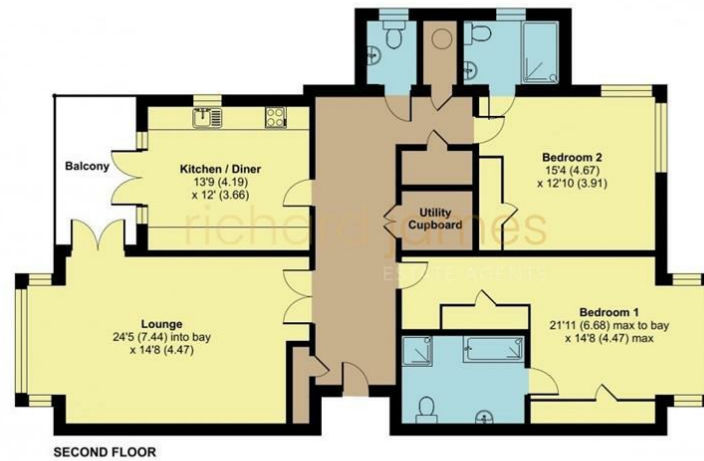
Important Information

- **Price:** £4,000 Per Month
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Newgate House, Hammers Lane, London, NW7

Approximate Area = 1451 sq ft / 134.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Godfrey and Barr. 2024 REF: 1101328

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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