



**Flat 15, Randall Court Page Street, Mill Hill, NW7 2NJ**  
**£450,000**

**richard  
james**  
ESTATE AGENTS

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# Property Description

A well presented Two double Bedroom, Two Bathroom (one en-suite shower room) first floor 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 is arranged over 837 sq ft/77.7 sq m and boasts a generous 22ft Reception Room and modern fully fitted Kitchen.

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

Council Tax Band E

Sole Agent.

## Key Features

- TWO DOUBLE BEDROOM APARTMENT
- PRIVATE GARAGE
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- ENTRYPHONE SYSTEM
- MODERN KITCHEN
- OFF STREET PARKING
- SHARE OF FREEHOLD
- COMMUNAL GARDENS
- 22ft RECEPTION ROOM
- CLOSE TO LOCAL AMENITIES

## Important Information

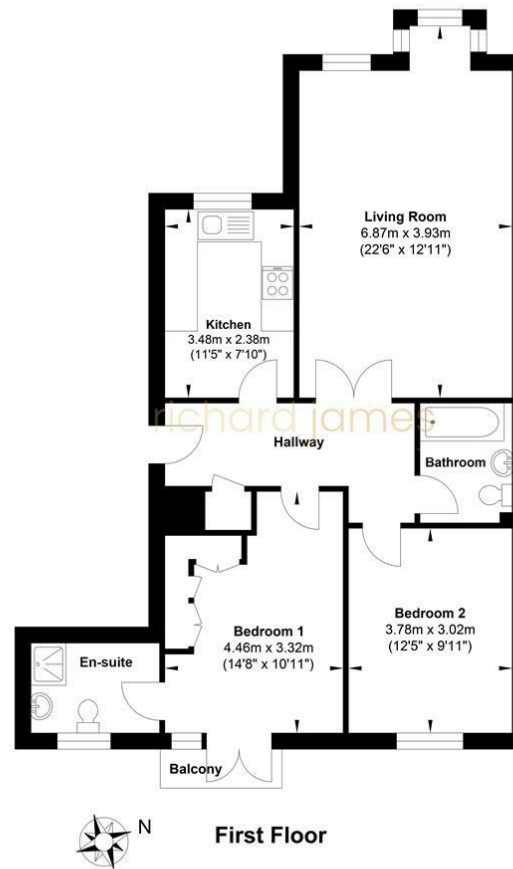
- **Price:** £450,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 76                                                                                                            | 81        |
| (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  |           |









Gross Internal Floor Area : 77.7 m2 ... 837 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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