



**Bressay Drive NW7 2AZ**

**£399,950**

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented chain free Two double Bedroom apartment situated on the ground floor of this sought after modern development off Page Street.

The property is offered in immaculate condition throughout and benefits from a bright, well fitted modern Kitchen, reception Room with double doors leading onto gardens, Two modern Bathrooms ( one en-suite shower room)

Externally there is allocated off street parking and access to Communal Gardens.

Shetland Court is conveniently located approximately 1 mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.


We are advised by our client that the service charge is £1536.00 per annum with a ground rent of £236.00 (payable in 2

## Key Features

- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- TWO BATHROOMS (ONE EN SUITE)
- ENTRYPHONE SYSTEM
- LONG LEASE
- COMMUNAL GARDENS
- ALLOCATED OFF STREET PARKING
- EXCELLENT CONDITION THROUGHOUT
- GROUND FLOOR
- CHAIN FREE

## Important Information

- **Price:** £399,950
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	81
(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 	



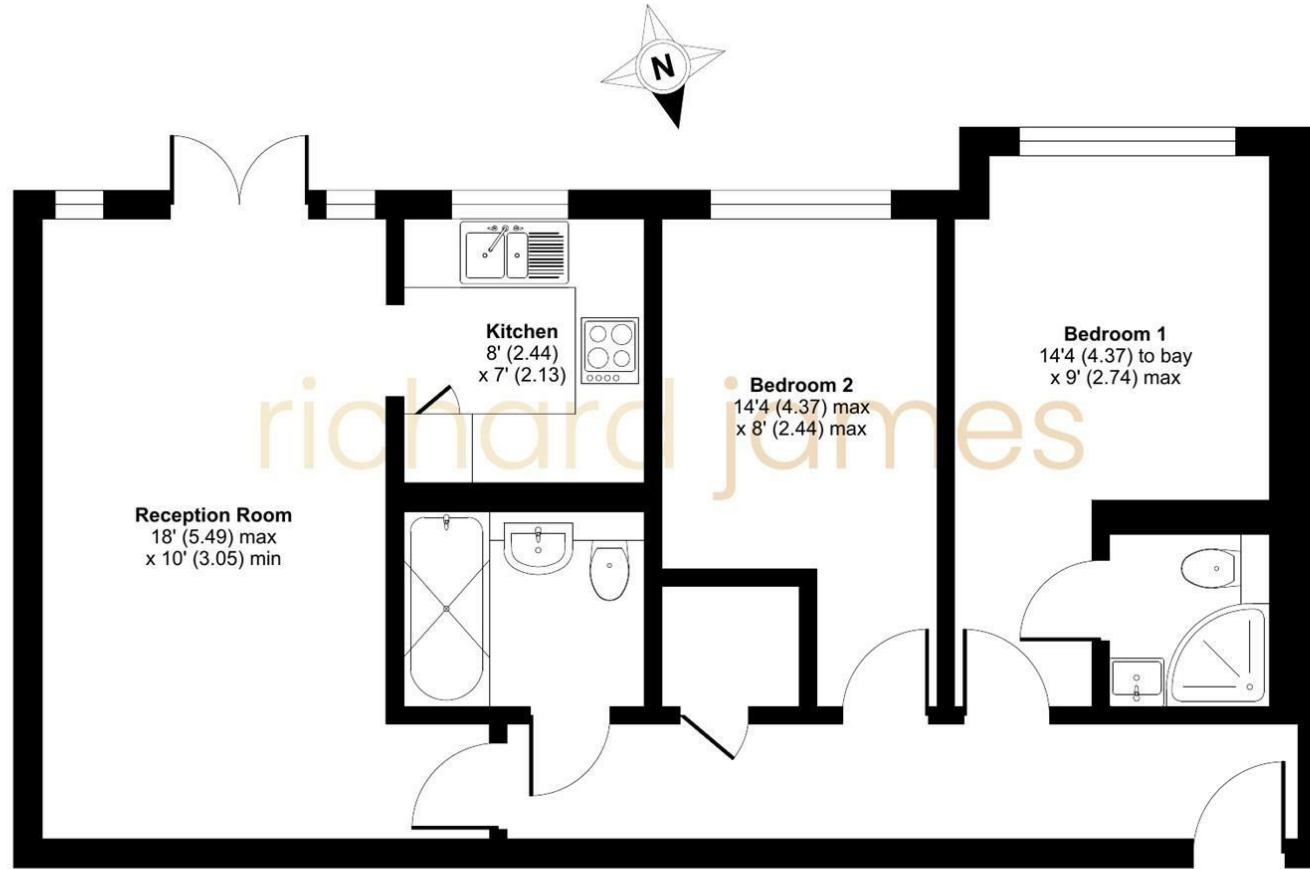
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Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1084680

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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