



**1 Flower Lane, NW7 2JA**

£1,395,000

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## Property Description

A stunning fully air conditioned Penthouse apartment set on the 4th floor of this sought after development in the heart of Mill Hill Broadway.

The bright accommodation, spread over 1604 sq ft/149 sq m is arranged as Two Bedrooms both with en-suite Bathrooms, Bedroom Three/Study, a spectacular Kitchen/Reception/Dining Room, guest Wc and various storage areas.


Externally there is a magnificent Terrace which wraps around the flat and which offers incredible 360 degree views of London and stunning green belt countryside. It has cleverly been designed so that this is accessible from all Principal Rooms. The flat is sold with 2 parking spaces in the underground car park - one of these is surface and the other is a lower stacker.

Titan Court was built approximately 10 years ago and is ideally located for the amenities of Mill Hill Broadway. There is an on site porter daily between 8am-6pm. Flower Lane is located within easy reach of the A1, A1M, M1, M25, Brent Cross and close to

## Key Features

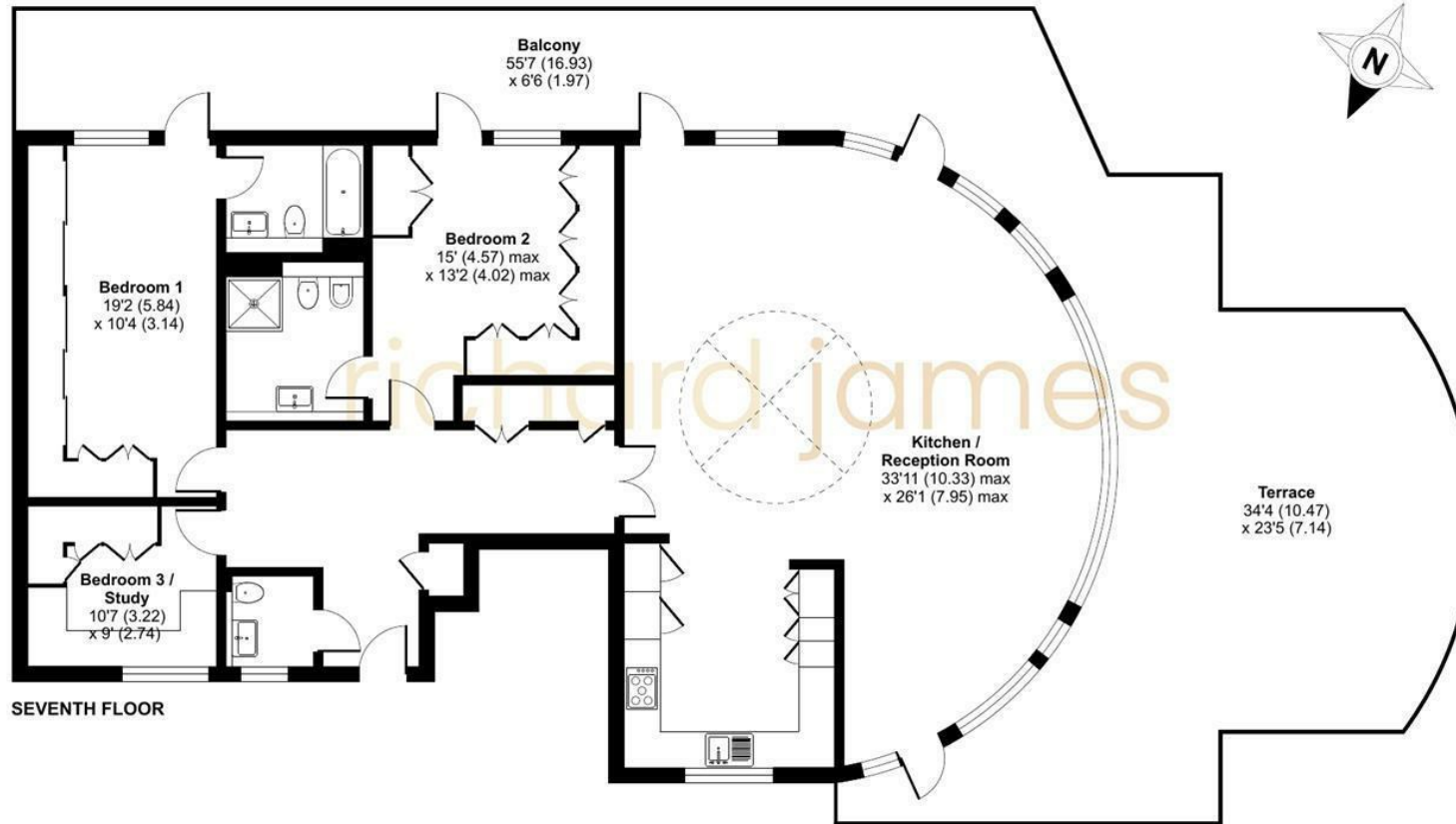
## Important Information

- **Price:** £1,395,000
- **Tenure:** Leasehold
- **Council Tax Band:** G
- **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>		
(69-80) <b>C</b>	77	77
(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 	

Approximate Area = 1604 sq ft / 149 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). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1109179

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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