



1 Flower Lane, NW7 2JA

£599,999

**richard
james**

ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this well presented Two double Bedroom flat placed on the first floor of this popular and well located block.

The remainder of the apartment comprises Reception Room, Kitchen, Two Bathrooms (1 en-suite) and guest Wc.

Amenities include daily Concierge, underground parking space, Balcony and long leasehold interest.

Lease 150 years less 3 days from 9th May 2012, Ground rent £319.25 per annum.

Please note the photos are historic.

Council Tax Band G


Sole Agent

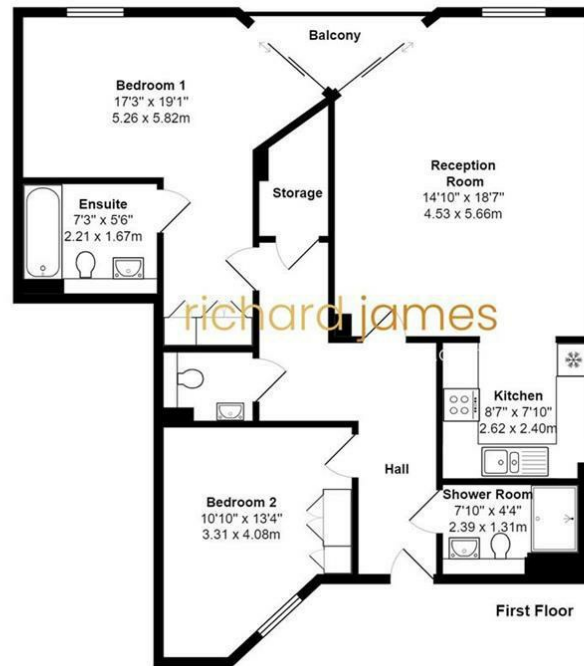
Key Features

- 1ST FLOOR FLAT (LIFT)
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN
- TWO BEDROOMS
- RECEPTION ROOM
- GUEST WC

Important Information

- **Price:** £599,999
- **Tenure:** Leasehold
- **Council Tax Band:** H
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 	



Titan Court NW7

Total Area: 936 ft² ... 87.0 m²

All measurements are approximate and for display purposes only

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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