



**Grenville Place The Lofts, Grenville Place, NW7 3AZ**

£552,500

**richard  
james**

ESTATE AGENTS

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## Property Description

A stunning Two double Bedroom, Two Bathroom, (one en-suite) Manhattan loft style apartment situated on the first floor of the sought after Lofts development.

Featuring exposed brick and incredible ceiling height (approximately 12ft) with oversized windows. Benefits include an open plan Kitchen/Living/Dining Room, Principal Bedroom with en-suite Bathroom, 2nd double Bedroom and family Bathroom.

The property further benefits from a lift and allocated off street parking behind electric gates, underfloor heating, Miele appliances and a long lease.

The Loft Apartments is superbly located for shopping and transport facilities (Thameslink) of Mill Hill Broadway.


Leasehold - approx 999 years from 01 Jan 2016, 992 years remaining

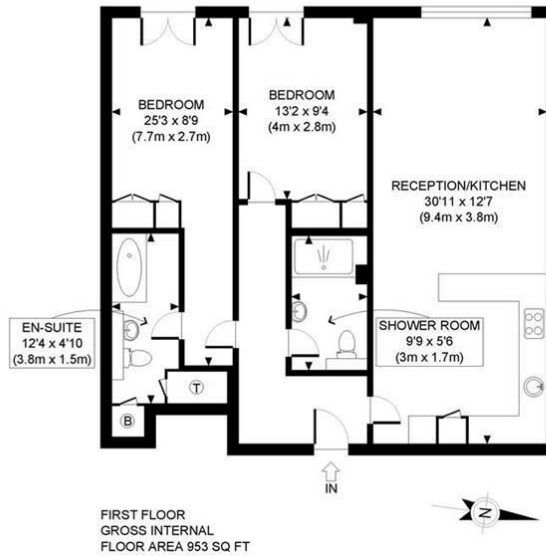
## Key Features

- 1ST FLOOR NEW YORK STYLE APARTMENT
- TWO BATHROOMS (1 EN-SUITE)
- LIFT ACCESS
- ALLOCATED PARKING FOR 1 CAR BEHIND ELECTRIC GATES
- TWO DOUBLE BEDROOMS
- LARGE KITCHEN/LIVING/DINING ROOM
- LONG LEASE
- WITHIN APPROXIMATELY 1/2 A MILE OF THE BROADWAY

## Important Information

- **Price:** £552,500
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(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 	



APPROX. GROSS INTERNAL FLOOR AREA: 953 SQ FT/ 89 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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