



**Bittacy Hill, Mill Hill, NW7**  
**£2,350 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Two Double Bedroom, Two Bathroom (One en-suite shower room) apartment set on the third (top) floor of this newly built purpose built block (with lift access) forming part of the sought after Millbrook Park development.

The apartment benefits from a bright reception room with an open plan kitchen with integrated appliances, a private balcony, lift access, and an entryphone system.

Mill Hill East underground station is very close by and Waitrose supermarket, Virgin Active, local shops, buses & schools are also all nearby.

Available on a Furnished basis.

Council Tax Band E.

Sole Agent.

## Key Features

- THIRD FLOOR
- RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE SHOWER ROOM)
- DOUBLE GLAZING
- FURNISHED
- TWO BEDROOMS
- OPEN PLAN KITCHEN
- BALCONY
- MODERN BLOCK
- COUNCIL TAX BAND E

## Important Information

- **Price:** £2,350 Per Month
- **Council Tax Band:** E
- **EPC:** B
- **Locaton:** Mill Hill

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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 |           |

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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