



**St Vincent's Lane, Mill Hill, NW7 1EF**  
**£1,100,000**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

Offered for sale with no upper chain is this well presented apartment set on the ground floor of this prestigious and popular gated development in the heart of Mill Hill Village.

The flat offers bright and well planned accommodation with a well fitted Kitchen/Breakfast Room, Reception Room, Two/Three Bedrooms and Three Bathrooms (2 en-suite).

There is a large private Terrace/Garden accessed from Reception/Dining Room, Kitchen/Breakfast Room and Bedroom 3/Dining Room.

Externally there are magnificent landscaped communal gardens with great views towards the Totteridge Valley. The flat is sold with gated underground Parking for 3 cars, entryphone system and share in the freehold.

## Key Features

- GROUND FLOOR APARTMENT IN GATED DEVELOPMENT
- THREE BEDROOMS
- THREE BATHROOMS ( 2 EN-SUITE)
- RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- PRIVATE TERRACE
- UNDERGROUND PARKING FOR 3 CARS
- STUNNING COMMUNAL GARDENS
- SHARE IN FREEHOLD
- ON SITE CARETAKER MONDAY TO FRIDAY (HOURS VARY)

## Important Information

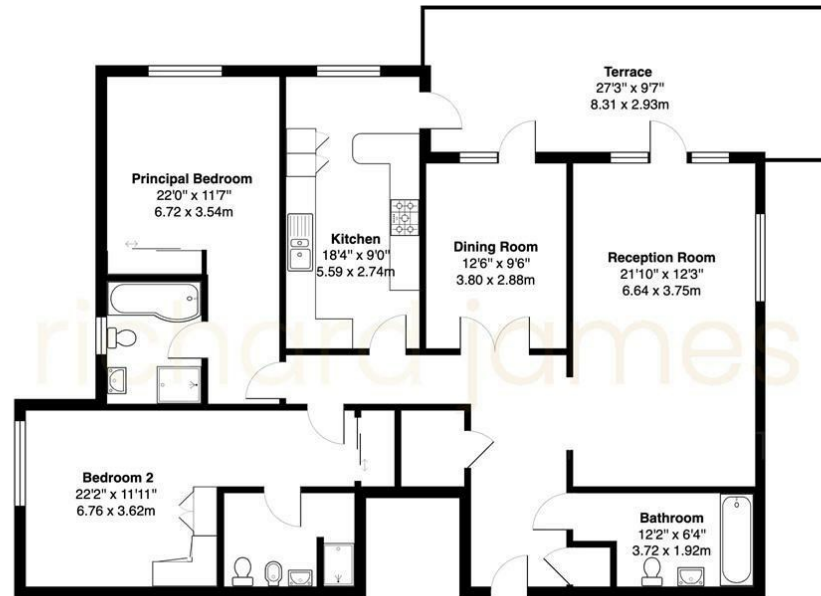
- **Price:** £1,100,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

| 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>                            | 80                                                                                                            | 81        |
| (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  |           |









Ground Floor

St. Vincents Lane, NW7

Total Gross Area: 1384 ft<sup>2</sup> ... 128.6 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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 well 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)