



## Goodwyn Avenue, Mill Hill, NW7

**£349,950**

SHARE OF FREEHOLD - SPACIOUS 1 BEDROOM FLAT - WITH LARGE LOFT ROOM - EASILY CONVERTED TO A SECOND BEDROOM STPP

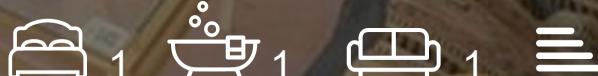
Located in a prime location within a stones throw of Mill Hill Broadway, is the well-proportioned 1 bedroom first floor maisonette. The property boasts a reception room, separate kitchen, bedroom and family bathroom. The unique potential of this property is the option to convert the already partly converted loft room into a good sized second bedroom STPP.

Further benefits include off-street parking, private rear garden and the property is ideal for a first time buyer or investor. Chain Free. Sole Agent.

- PRIME LOCATION
- STONES THROW TO MILL HILL BROADWAY
- SPACIOUS RECEPTION ROOM
- MODERN BATHROOM
- SHARE OF FREEHOLD
- POTENTIAL TO EXTEND STPP
- CHAIN FREE
- PRIVATE REAR GARDEN

### Viewing

Please contact our Mill Hill Office on 02089590011  
if you wish to arrange a viewing appointment for this property or  
require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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