



**Flat 51, Garrison Heights, Henry Darlot Drive, NW7 1RF**

**£1,395,000**

**richard  
james**

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## Property Description

Introducing this one of a kind penthouse duplex apartment, offering 2/3 bedrooms and breathtaking 360 degree views of London's iconic skyline, including landmarks such as The Shard, Alexandra Palace, and Wembley Stadium. Spanning over 2,000 sq. ft. across two levels, this luxurious property is the crown jewel of its exclusive development, surrounded by lush greenery.

Stylishly extended by the current owners, the apartment features superbly designed interiors and is located on its own private floor. The entrance leads into a hallway that opens to a spacious living room with a double-height vaulted ceiling, large windows, and a mezzanine above. This flows into a vast open-plan kitchen/lounge area, both opening onto a Southwest-facing terrace, perfect for soaking in the sunshine and admiring the views.

## Key Features

- STUNNING DOUBLE HEIGHT VAULTED PENTHOUSE DUPLEX APARTMENT
- EXCEPTIONAL LUXURY APARTMENT WITH 360 DEGREE PANORAMIC VIEWS OF LONDON
- 2/3 BEDROOMS
- OVER 2,000 SQ FT OF LIVING SPACE
- LARGE PRIVATE TERRACES ON EACH FLOOR
- LESS THAN 5 MINUTES TO MILL HILL EAST STATION (NORTHERN LINE)
- LIFT ACCESS
- TWO ALLOCATED UNDERGROUND PARKING SPACES
- LONG LEASE
- ENTRYPHONE SYSTEM

## Important Information

- **Price:** £1,395,000
- **Tenure:** Leasehold
- **Council Tax Band:** F
- **EPC:** B
- **Locaton:** London

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

The modern kitchen is fully fitted with top-of-the-line appliances, ideal for entertaining or daily living. Two double bedrooms are included, with the principal bedroom featuring an ensuite shower room and ample built-in storage. A contemporary family bathroom and additional storage complete this level.

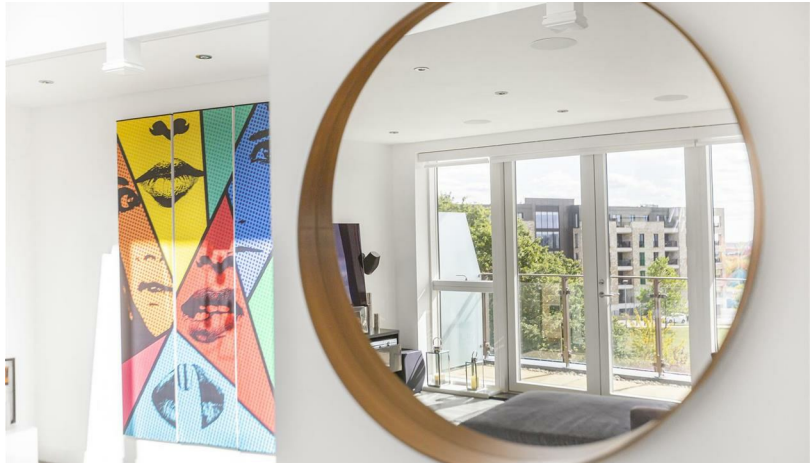
The versatile upper floor, currently used as a study/gym, can easily be transformed into a third bedroom with an ensuite, with planning designs already drawn up. This floor also offers direct access to the private roof terrace, showcasing unparalleled 360-degree views and outdoor living space.

Other highlights include a cutting-edge Smart home system controlling lighting, electronic blinds, and speakers throughout, along with two allocated underground parking spaces.

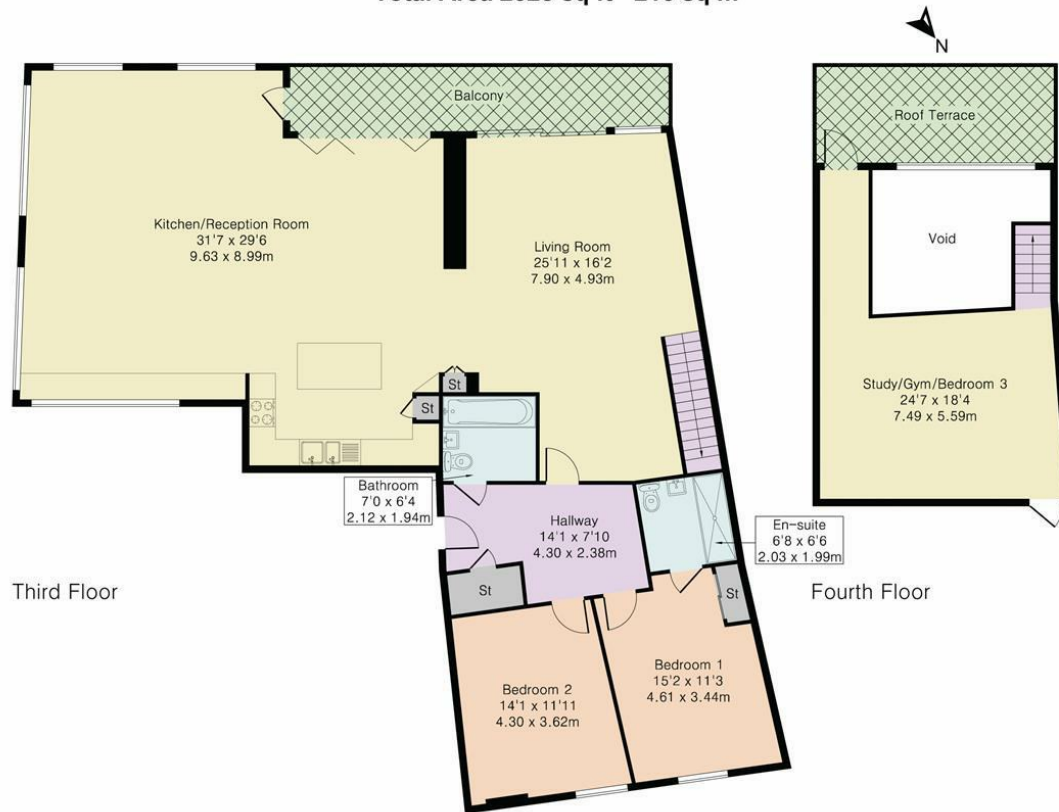
Conveniently located 0.3 miles from Mill Hill East Station (Northern Line) and surrounded by woodlands and parks, this apartment offers the perfect balance of tranquil living with easy access to Central London. Local amenities include a nearby Waitrose, charming country pubs, and the vibrant shops, cafes, and restaurants of Mill Hill Broadway, with Brent Cross Shopping Centre just a short drive away.







Approximate Gross Internal Area 2071 sq ft - 192 sq m (Excluding Balcony And Roof Terrace)  
 Total Area 2325 sq ft - 216 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 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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