



**6 St Vincent's Lane, NW7 1ES**

**£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

A immaculately presented spacious, 1378 sqft / 128 sq m chain free, Three Bedroom, Two Bathroom (two en-suite) apartment set on the top floor of this prestigious and popular secure gated development with stunning views over greenbelt land and towards Totteridge Valley and with direct access to two private balconies.

The property has been well maintained by the current owners with benefits including two private balconies, lift access, ample storage, beautiful communal gardens with spectacular unspoilt views, video entryphone system and a porter service.

The flat is sold with gated underground Parking for two cars, video entryphone system and a share in the freehold.

St Vincent's Lane is located off The Ridgeway and is within approximately 2/3rd of a mile of the numerous amenities of Mill Hill East, including Tube (Northern Line), Waitrose and Virgin Active Gym.

Council Tax Band G

Sole Agent

## Key Features

- GATED MODERN DEVELOPMENT
- LIFT
- COMMUNAL GARDENS
- CHAIN FREE
- THREE BEDROOMS
- TWO UNDERGROUND PARKING SPACES
- PORTER
- SHARE OF FREEHOLD
- TWO PRIVATE BALCONIES
- TWO BATHROOMS (BOTH EN SUITE)

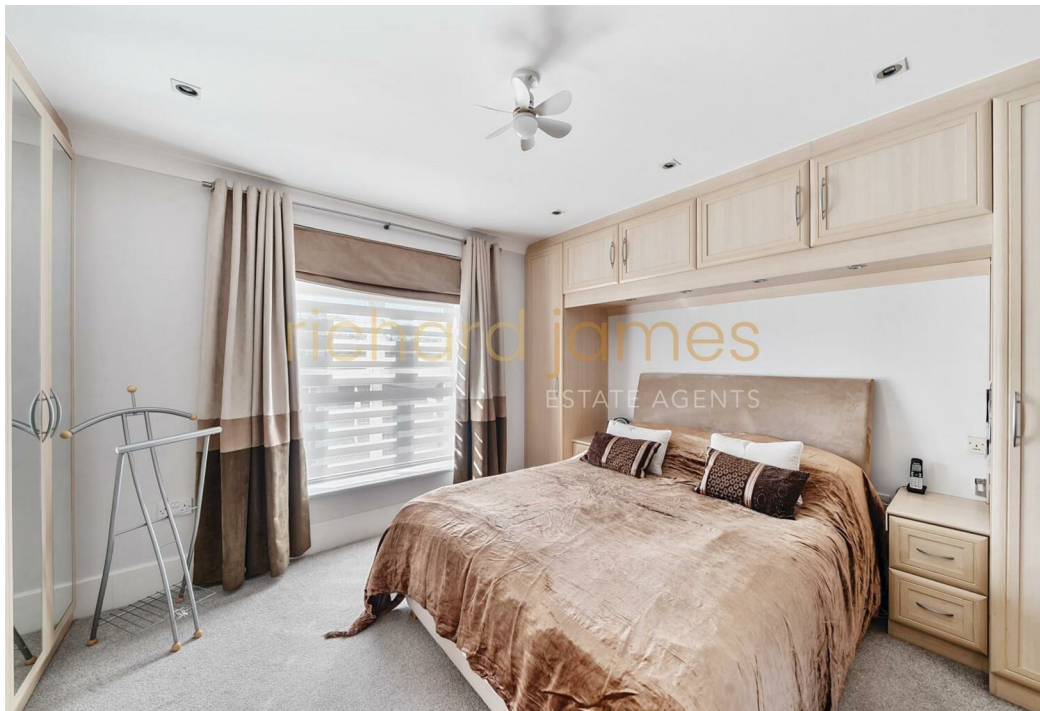
## Important Information

- **Price:** £1,100,000
- **Tenure:** Leasehold – Share of Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

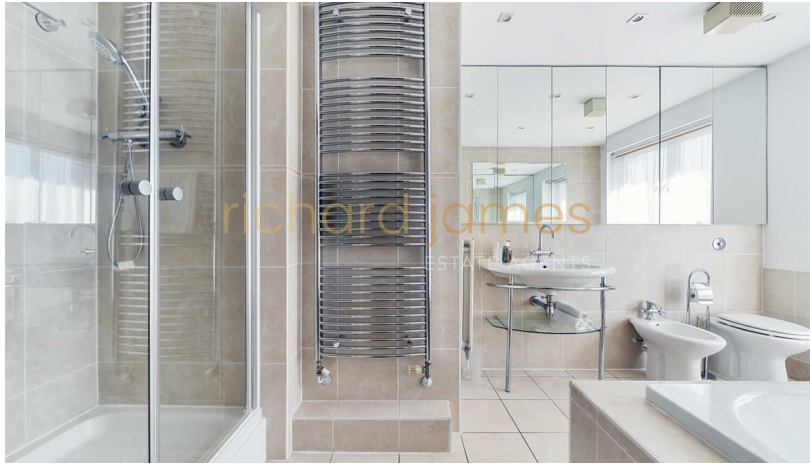
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





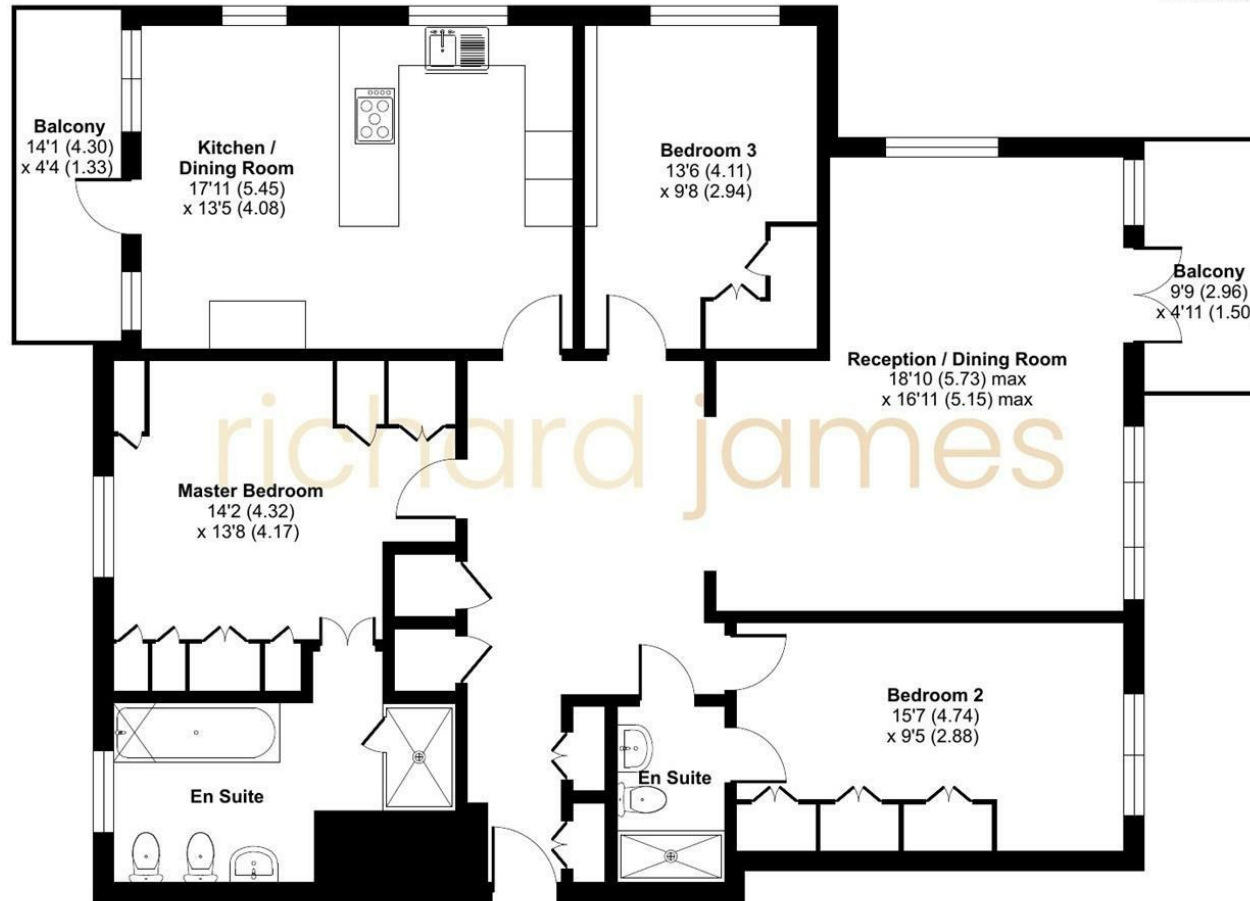






Approximate Area = 1378 sq ft / 128 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richardjames 2025. Produced for Richard James Estate Agents Ltd. REF: 1271453

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.



**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)