



**Flat 3, Eltham House Hammers Lane, Mill Hill, NW7**

**£1,550,000**

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james**  
ESTATE AGENTS

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## Property Description

Set within a gated block is this immaculately presented Three double Bedroom (air conditioned Principal) apartment spread over 1627 sq ft/151.18 sq m and offered for sale with no upper chain.

The flat benefits from direct Lift Access, large air conditioned Reception/Dining Room, fully fitted Kitchen/Diner and Three Bathroom (2 en-suite).

Amenities include Balcony, Three underground Parking spaces, large storage within carpark, Concierge, Communal Gym and Communal Gardens.

Council Tax Band - G

Sole Agent.

## Key Features

## Important Information

- **Price:** £1,550,000
- **Tenure:** Leasehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** London

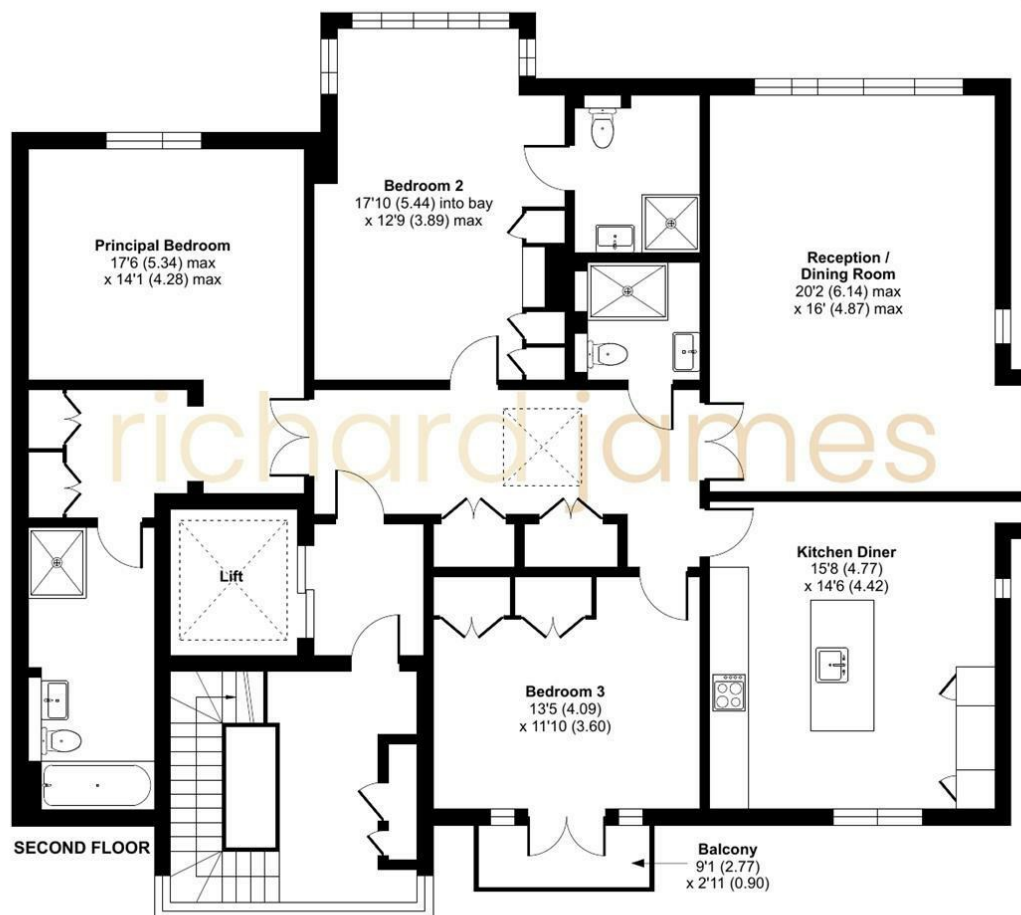
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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Approximate Area = 1627 sq ft / 151.18 sq m

(For identification only - Not to scale)



This floor plan was constructed using measurements provided to © nchecon 2025 by a third party.  
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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.



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