



Flat 6, 8, Hadfield House St. Vincents Lane, Mill Hill,

**£1,050,000
NW7 1EW**

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented spacious 1395 sq ft 129 sq m apartment set on the second (top) floor of this prestigious and popular secure gated development in the heart of Mill Hill Village.

The apartment has been improved by the current owners to include a modern fully fitted Kitchen/Breakfast Room, large Reception/Dining Room, Three Bedrooms and Two Bathrooms (1 en-suite).

The flat is sold with gated underground Parking for two cars, 2 private balconies, lift access, entryphone system, stunning communal gardens with views overlooking Totteridge valley 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.

Key Features

- SECOND FLOOR APARTMENT
- TWO BATHROOMS (ONE EN-SUITE)
- LIFT ACCESS
- STUNNING COMMUNAL GARDENS
- SOUGHT AFTER GATED DEVELOPMENT
- THREE BEDROOMS
- PRIVATE BALCONY
- UNDERGROUND PARKING FOR TWO CARS
- PORTER
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £1,050,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** London

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



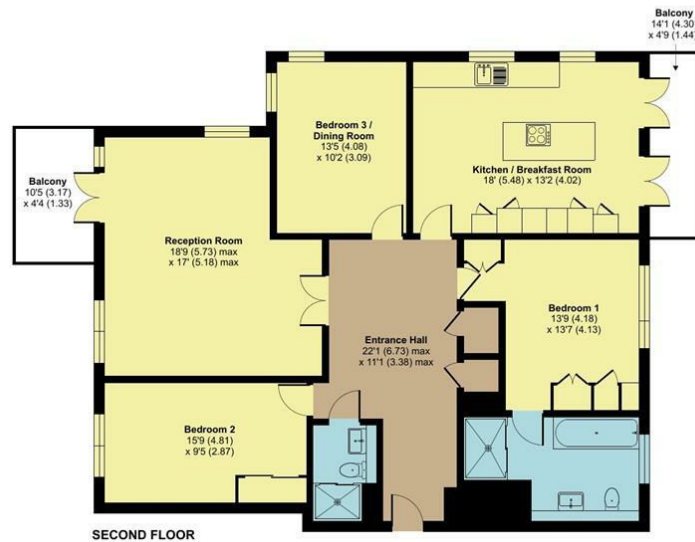


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St. Vincents Lane, London, NW7

Approximate Area = 1395 sq ft / 129.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Godfrey and Barr. 2024 REF: 1194968

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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