



Flat 5, 7, Marillac House St. Vincent's Lane, Mill Hill,

**£849,950
NW7 1ES**

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james**
ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this well presented 1149 sq ft/106.76 sq m apartment , formerly a three bedroom apartment, now two bedrooms with an extra enlarged Reception room. Set on the top floor of this prestigious lift serviced gated development with stunning Greenbelt views in the heart of Mill Hill Village.

The flat offers bright and well planned accommodation throughout and comprises fitted Kitchen/Breakfast Room, Reception/Dining Room 21'3 x 21'7 (5.48m x 5.45m), Principal Bedroom with en-suite Bathroom, 2nd Bedroom and 2nd Bathroom.

The flat is sold with gated underground parking for 2 cars, entryphone system, ample storage, on site caretaker (5 days a week), beautiful communal gardens and a balcony with far reaching views overlooking Totteridge valley.

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

Key Features

- TOP FLOOR APARTMENT WITH STUNNING VIEW FROM BALCONY
- TWO BATHROOMS (BOTH EN-SUITE)
- 21'3 x 21'7 RECEPTION/DINING ROOM
- UNDERGROUND PARKING FOR TWO CARS
- STUNNING COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LIFT ACCESS
- ON SITE CARETAKER (MON TO FRI)
- LOVELY VIEWS OF TOTTERIDGE VALLEY

Important Information

- **Price:** £849,950
- **Tenure:** Leasehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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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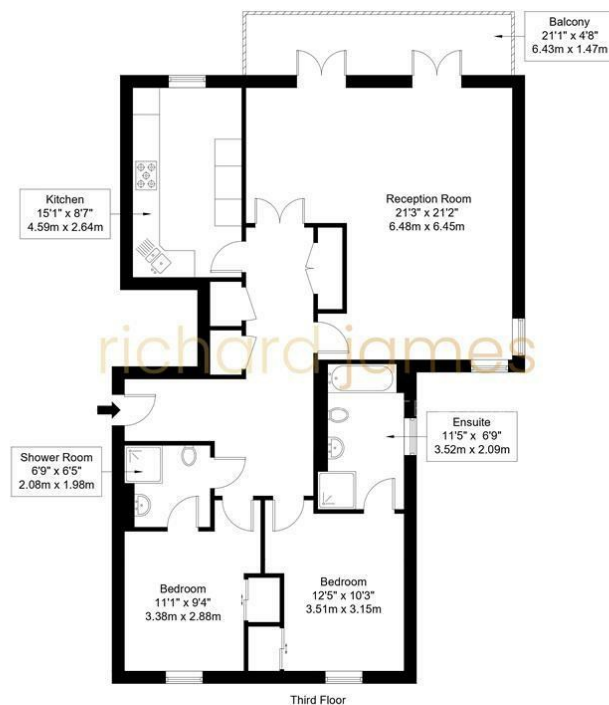


St. Vincents Lane, NW7 1ES

Approx Gross Internal Area = 106.76 sq m / 1149 sq ft

Balcony = 9.45 sq m / 102 sq ft

Total = 116.21 sq m / 1251 sq ft



Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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 will 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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