



**Flat 9, Lofts Apartments Grenville Place, NW7 3AZ**  
**£525,000**

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ESTATE AGENTS

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## Property Description

A stunning Two double Bedroom, Two Bathroom, (one en-suite) Manhattan loft style apartment situated on the ground floor of the sought after Lofts development.

Featuring exposed brick and incredible ceiling height (approximately 12ft) with oversized windows. Benefits include an open plan Kitchen/Living/Dining Room, Principal Bedroom with en-suite Bathroom, 2nd double Bedroom and family Bathroom.

The property further benefits from a lift and allocated off street parking behind electric gates, underfloor heating, Miele appliances and a long lease..

The Loft Apartments is superbly located for shopping and transport facilities (Thameslink) of Mill Hill Broadway.

Council tax band F


Sole Agent

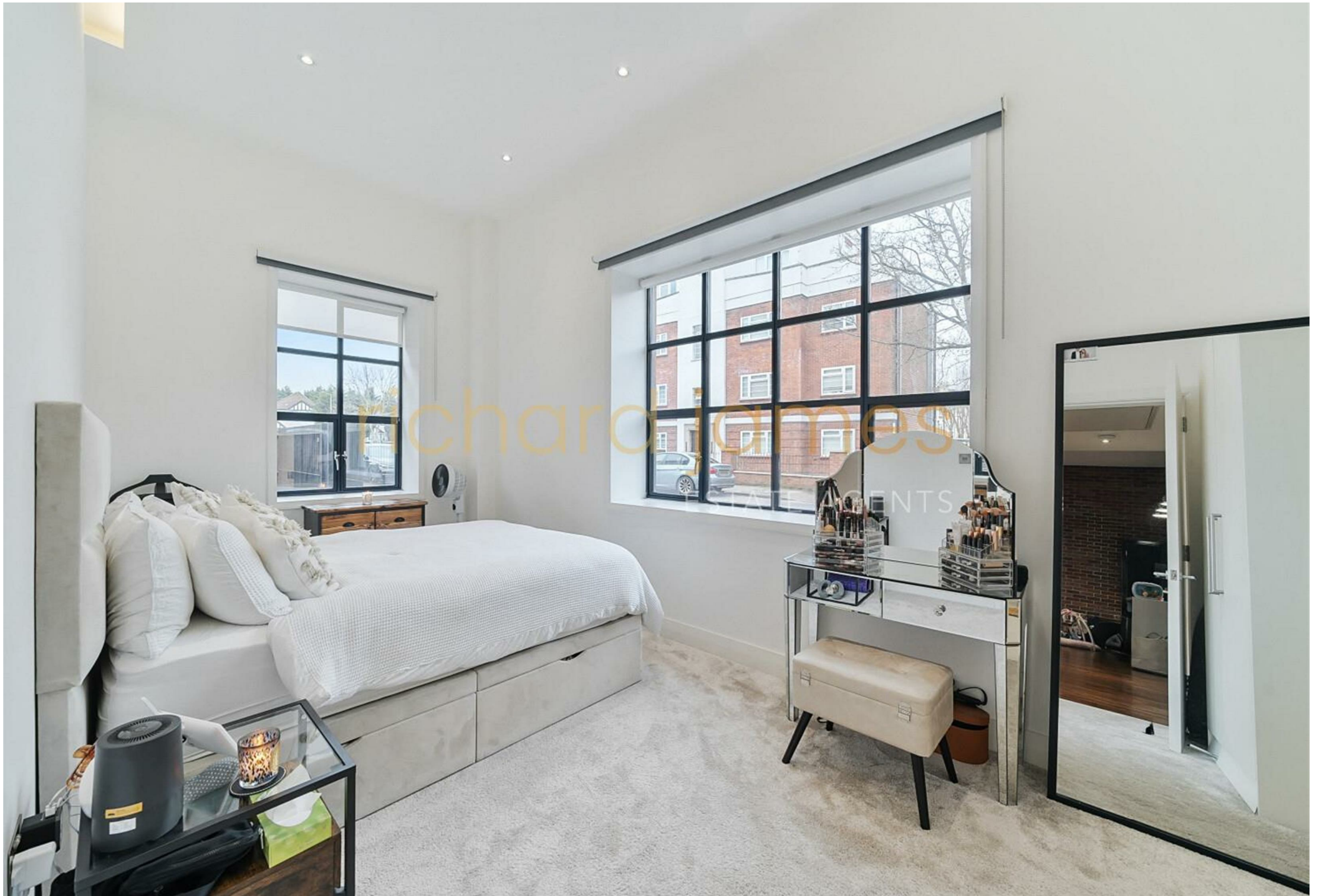
## Key Features

- LOFT STYLE APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN SUITE)
- ENTRYPHONE SYSTEM
- SECURE ALLOCATED GATED PARKING
- GROUND FLOOR
- LONG LEASE
- HIGH CEILINGS
- CLOSE TO LOCAL AMENITIES
- 33FT KITCHEN / RECEPTION ROOM

## Important Information

- **Price:** £525,000
- **Tenure:** Leasehold
- **Council Tax Band:** F
- **EPC:** C
- **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>                            | 76  | 76        |
| (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  |           |





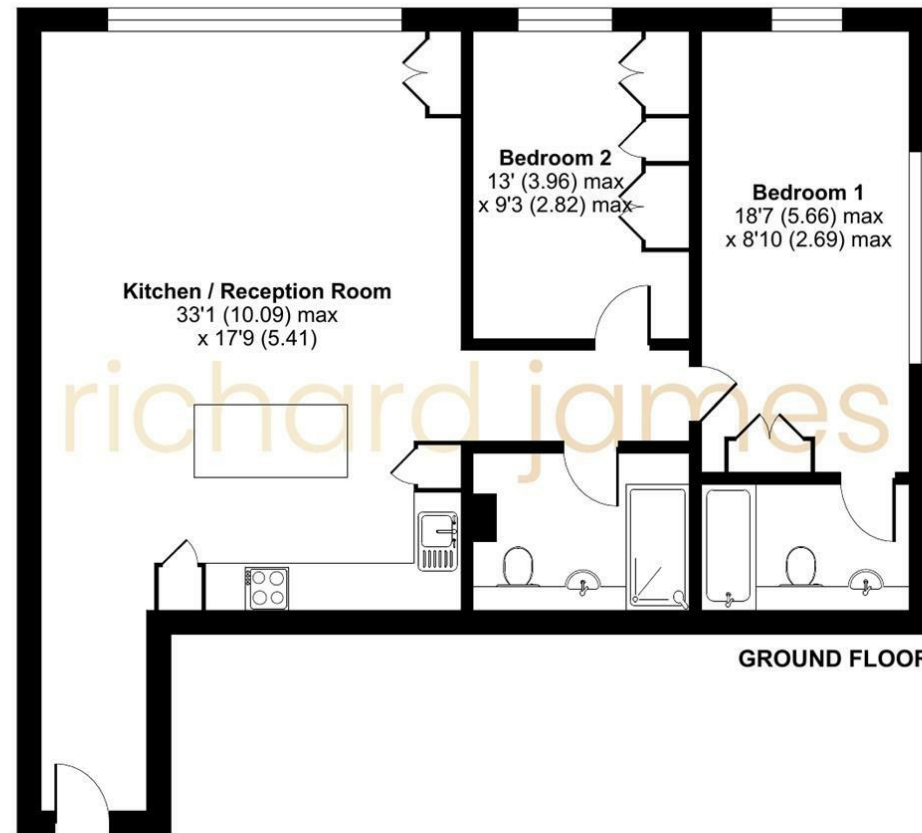






Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1247479

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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