



**Flat 11, 3, Lowlands Court Victoria Road, NW7 4SF**

£525,000

richard  
james  
ESTATE AGENTS

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**RICHARD JAMES**



## Property Description

Within a stone's throw of Mill Hill Broadway is this immaculately presented apartment set on the top (2nd) floor of this Lift serviced exclusive modern purpose built development.

Offered for sale with no upper chain the flat is arranged over 965 sq ft / 90 sq m to provide Two double Bedrooms, Two Bathrooms (one en-suite), Reception Room and Kitchen/Breakfast Room.

Amenities include private balcony with fabulous views overlooking St Joseph's fields, Lift, Entryphone system, long leasehold interest, communal gardens and allocated gated parking space.

Mill Hill Broadway is served by the Thameslink Station giving easy access into Kings Cross and The City, Luton and Brighton. Various places of worship are nearby as are golf courses, open parkland, Marks and Spencer and a 24 hour gym.

## Key Features

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE SHOWER ROOM)
- RECEPTION/DINING ROOM
- FULLY FITTED KITCHEN
- BALCONY
- COMMUNAL GARDENS
- OFF STREET GATED PARKING
- LIFT ACCESS
- ENTRYPHONE SYSTEM
- WITHIN A STONE'S THROW OF THE BROADWAY

## Important Information

- **Price:** £525,000
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

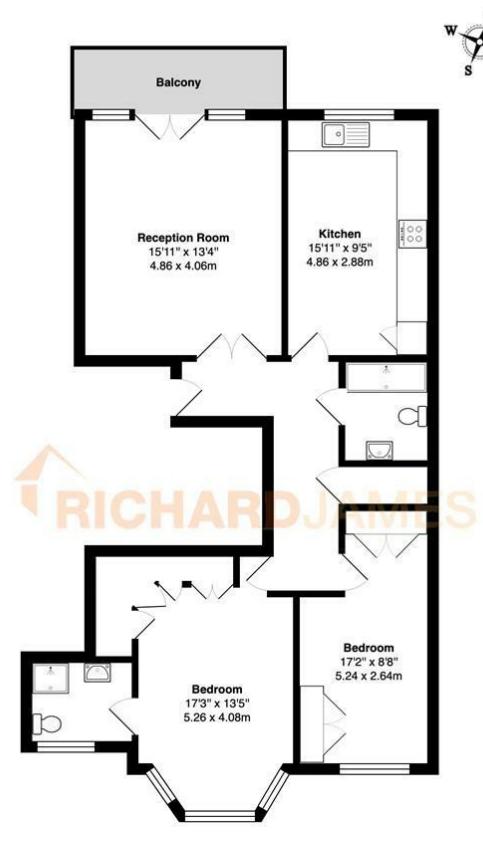
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Lowlands Court, Victoria Road, NW7

Total Gross Area: 949 ft<sup>2</sup> ... 88.1 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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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