



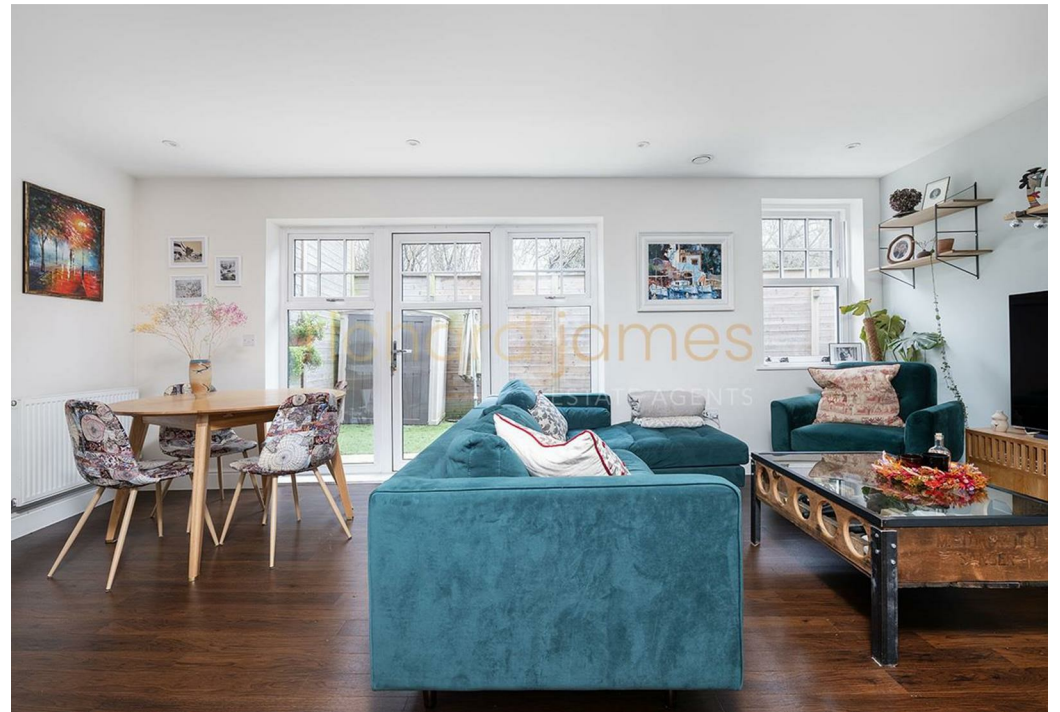
**1 Chamberlain Court Rosebery Place, Mill Hill, NW7**

**£549,950**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A well presented Three Bedroom, Two Bathroom (one en-suite shower room) ground floor apartment with the additional benefit of its own private outside space, situated in a sought after modern gated development on Rosebery Place, only a short walk to Mill Hill Broadway.

The property features a large open-plan fitted Kitchen/Reception Room (with direct access to the garden), Three Bedrooms (master bedroom with en-suite shower room) and second Bathroom.

Additional benefits include an allocated off street parking space, lift access, Entryphone system, outside space and is conveniently located in an excellent position close to Mill Hill Thameslink train station and to the shops, coffee shops & restaurants on Mill Hill Broadway.

Council Tax Band E

Sole Agent

## Key Features

- GROUND FLOOR APARTMENT
- TWO BATHROOMS (ONE EN-SUITE SHOWER ROOM)
- RESERVED PARKING SPACE
- LIFT ACCESS
- SHARE OF FREEHOLD
- THREE BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- SOUGHT AFTER MODERN GATED DEVELOPMENT
- PRIVATE GARDEN
- WALKING DISTANCE TO THE AMENITIES OF MILL HILL BROADWAY

## Important Information

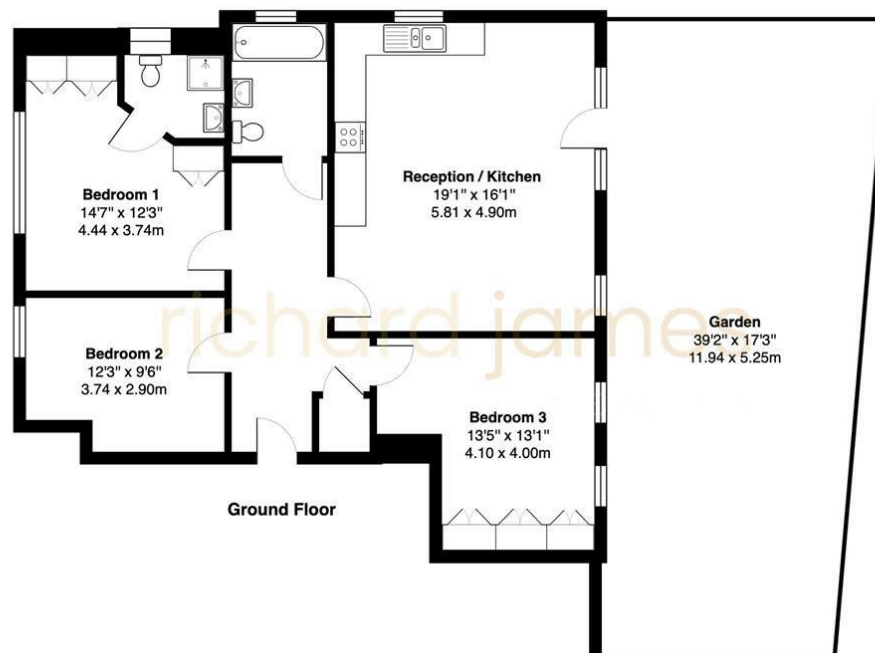
- **Price:** £549,950
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

| 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>                            | 71                      | 71        |
| (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 |           |









### Chamberlain Court, Roseberry Place NW7

Total Gross Area: 952 ft² ... 88.5 m²

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 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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