



glentree

NEW HOMES

020 8731 9500

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Mill Hill Place, Hammers Lane, NW7

A 3 bedroom penthouse apartment (measuring 1560 sq ft) with direct lift access, set within the prestigious, gated 'Mill Hill Place' development built by Hersonslea., The development benefits from an on-site concierge/24 hour security, residents gym & beautifully landscaped communal gardens.

Features include a 24 ft double reception/dining room opening to a small balcony, luxury fitted kitchen, large master bedroom suite with dressing area and en-suite, second bedroom with en-suite, 3rd bedroom/study, guest WC, utility area. underfloor heating, comfort cooling to principal rooms, 2 underground parking spaces & large storage locker.

Mill Hill Place is, situated within less than a mile of Mill Hill Broadway's array of shops, cafes, restaurants & the Thameslink station.

JOINT SOLE AGENT

Asking Price £1,195,000



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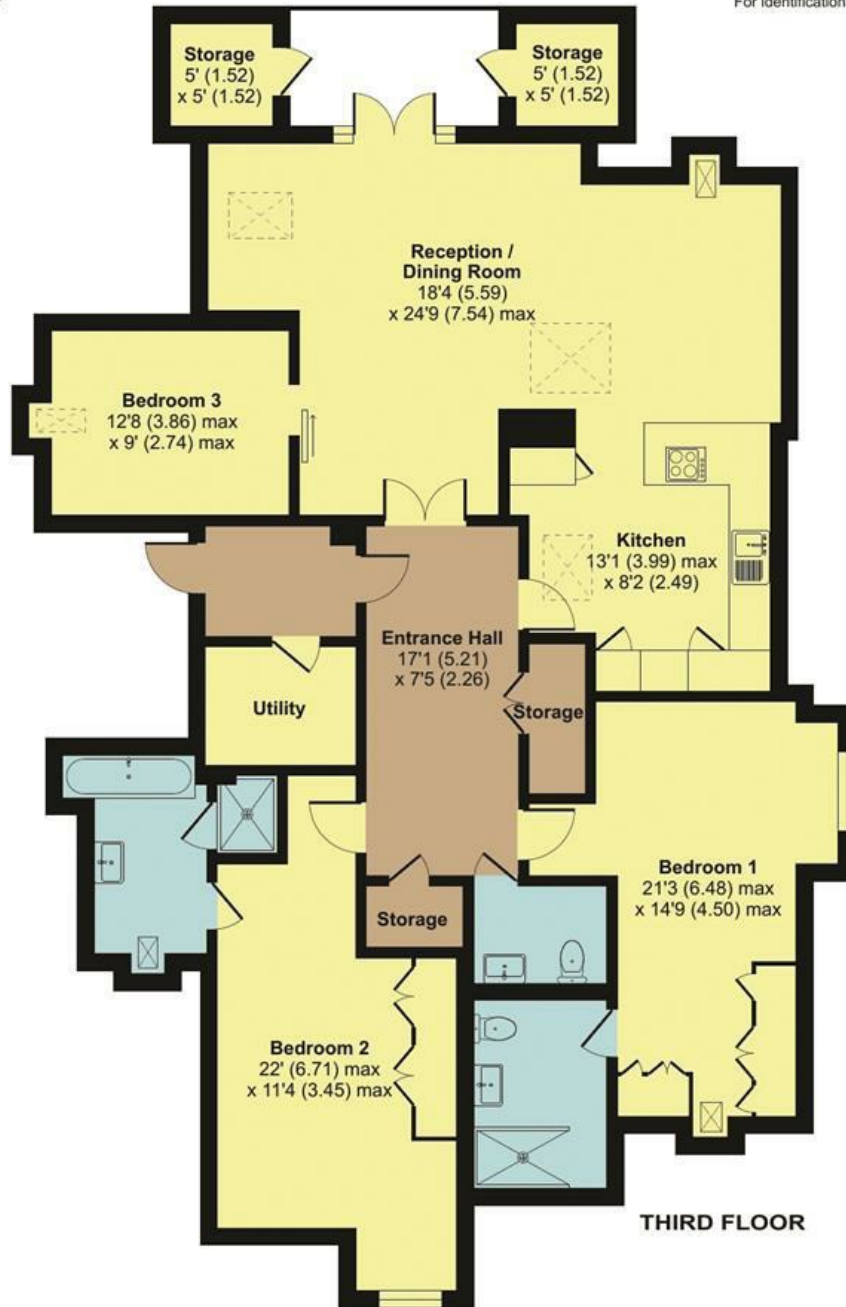
Hammers Lane, London, NW7

Approximate Area = 1510 sq ft / 140.3 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1560 sq ft / 144.9 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Godfrey and Barr. 2022. REF: 872207

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

