



THE ESTATE COMPANY



Fairford Court, 6 Holborn Close, Mill Hill, London, NW7 4AZ

£2,495,000

- Penthouse
- Direct Lift Access
- Interior Designed
- Concierge
- Stunning Communal Gardens
- 2549 Sq Ft
- Two Covered Parking Space
- Guest Parking
- Gated Development
- Walking Distance to Mill Hill Broadway & Thameslink

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020 7372 5000

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# 3 Fairford Court, Mill Hill NW7 4AZ

This magnificent, rarely available three bedroom Penthouse, lies within a stunning gated development . The spacious top floor apartment has direct lift access from the two designated underground parking spaces, with its own electric car charger point.

Boasting 2549 sq. ft. of internal space, this fabulous Penthouse has been interior designed and remodelled by the present owners, who have occupied it since new. There are three double bedrooms and two en-suite bathrooms, an amazing 47ft entrance hallway leading to a fabulous large 33ft x 23ft double reception room. The apartment features high-end amenities, including a Neil Lerner "Hacker" kitchen and separate utility room, a marble main bathroom and guest cloakroom, air conditioning to principal rooms, underfloor heating and a multi-room sound system. There is gated security and porterage.

The landscaping has been restored to its former glory and includes stunning gardens, a tranquil lake with a bridge, providing the perfect place to relax

The historic St Joseph's Gate is within half a mile of the amenities, cafes and transport facilities at Mill Hill Broadway.

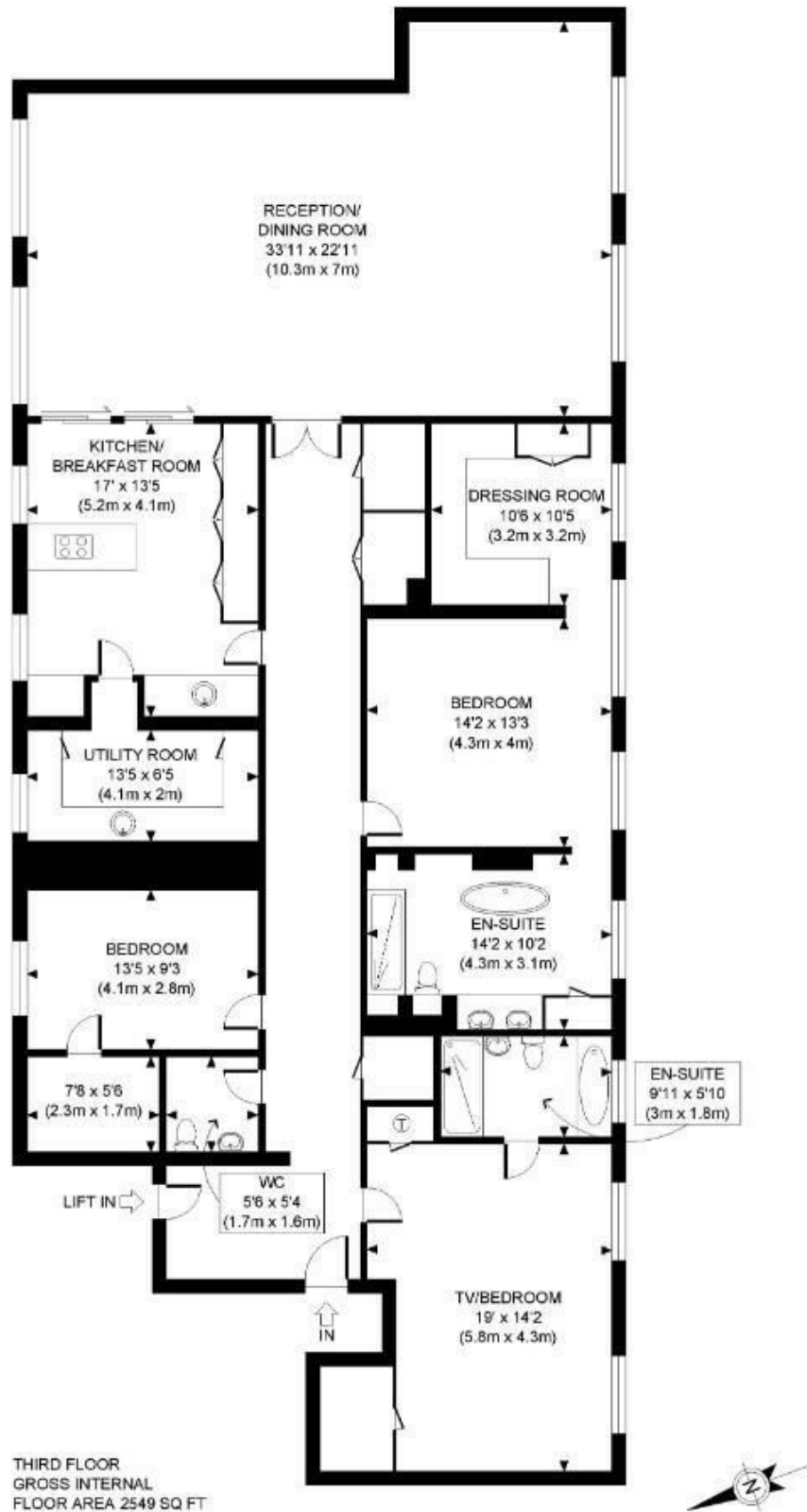
From nearby Mill Hill Broadway station you can travel to St Pancras International in just 14 minutes, conveniently connecting you to the Piccadilly, Metropolitan, Circle, Victoria and Northern line tube services

Please note this property is owned by a relative of the directors of The Estate Company.



Council Tax Band:

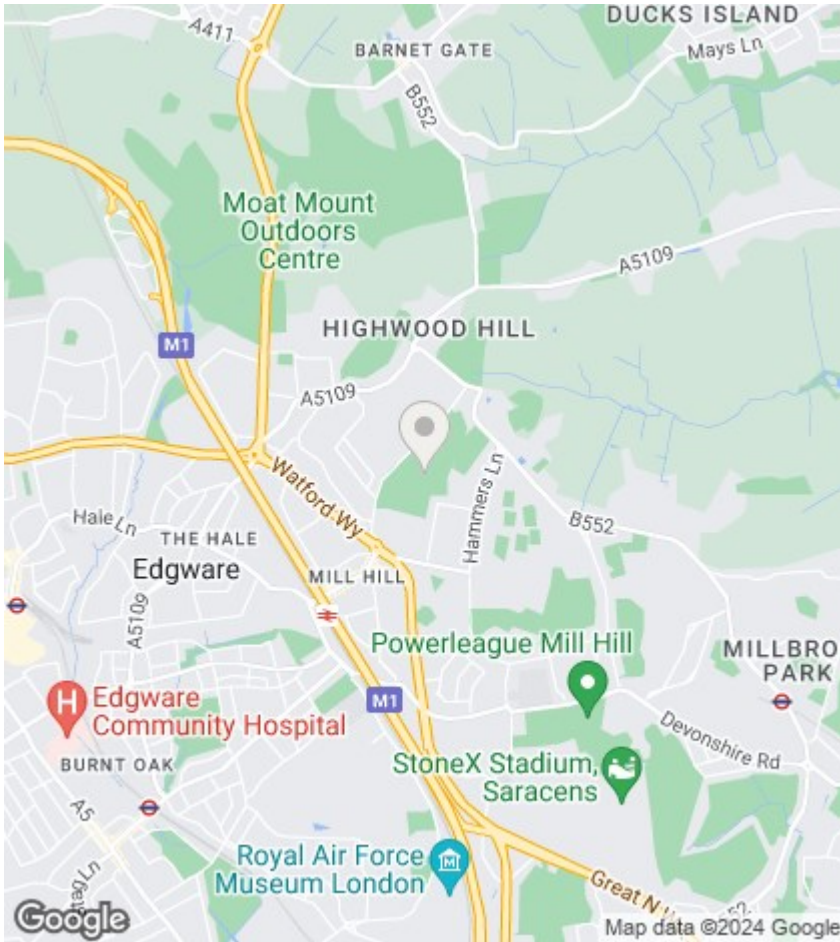




APPROX. GROSS INTERNAL FLOOR AREA: 2549 SQ FT/ 236 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

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>			
(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	