



FOR SALE

51a The Broadway, Mill Hill
£455,000 Leasehold

Kingsleys are pleased to offer this beautiful & modern 3 bedroom duplex in the heart of Mill Hill Broadway comprising open plan kitchen/reception room, en-suit shower, family bathroom and located in

- **Maisonette**
- **2 Bathrooms**
- **Council Tax Band C**
- **Balcony**
- **3 Beds**
- **Energy Rating : C**
- **Shower**
- **Gas Central Heating**



£455,000 Leasehold

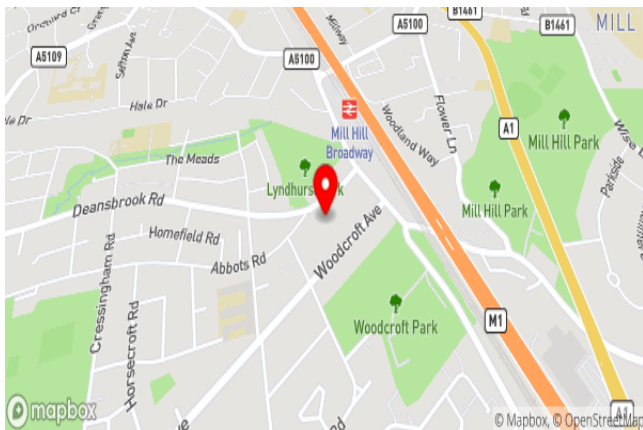
51a The Broadway,
Mill Hill,,
London
NW7 3DA

>> Key Features

- Maisonette
- 3 Beds
- 2 Bathrooms
- Energy Rating : C
- Council Tax Band C
- Shower
- Balcony
- Gas Central Heating

Kingsleys are pleased to offer for sale this beautiful & modern 3 bedroom duplex in the heart of Mill Hill Broadway. The flat comprises 3 double bedrooms, open plan kitchen/reception room, en-suite shower and family bathroom. The property has been finished to a high specification gas central heating, double glazing, wood flooring, private front facing balcony and entry phone system. The flat is located within minutes of the amenities of Mill Hill and walking distance to Mill Hill overground. 84.1 SQ.M. ; 905 SQ.FT. ; EPC-C78;





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	78	78	(69-80) C	80	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Wales			Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.