



**Connells**

Charmille Avenue  
London



### Property Description

Connells are delighted to offer to the market this impressive split-level three bedroom maisonette in Mill Hill

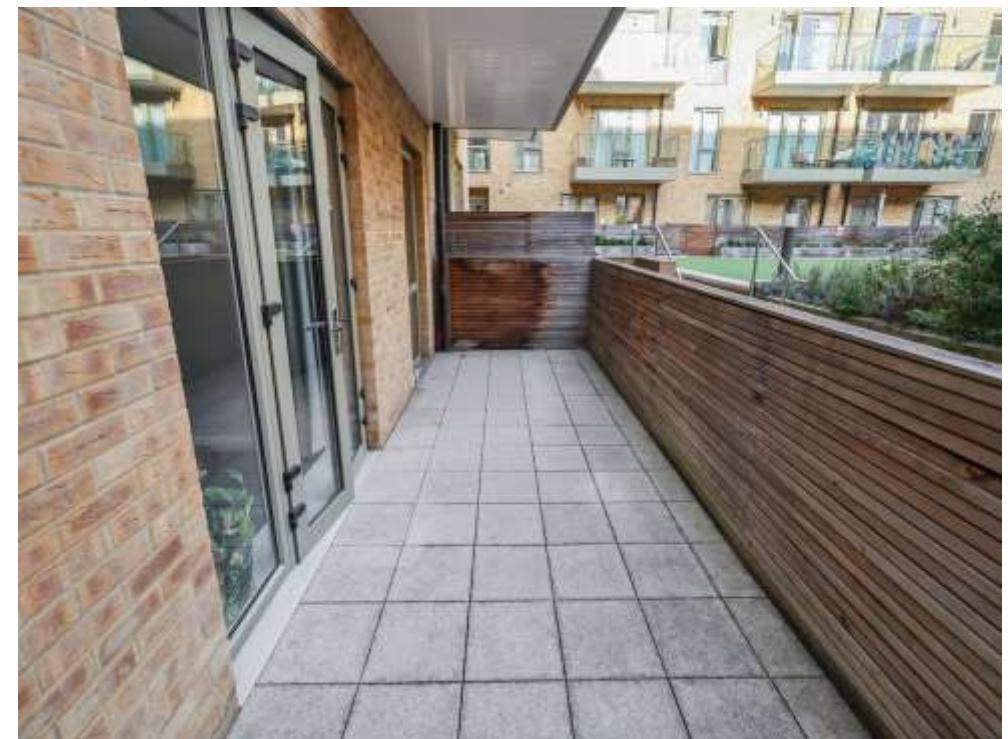
Nestled within a modern development on the sought-after Charmille Avenue, this beautifully presented split-level maisonette offers a rare blend of contemporary design, spacious living, and excellent connectivity. Located in close proximity to Mill Hill Broadway and Colindale, the property benefits from convenient access to local amenities, transport links, and green spaces.

Boasting three generously sized bedrooms, including a luxurious en suite to the master bedroom, the home is ideal for families or professionals seeking comfort and style. The additional two bathrooms and a downstairs cloakroom ensure practicality and privacy for all residents.

The property features two reception rooms, perfect for entertaining or relaxing, and an open-plan living area that flows seamlessly onto a private terrace and balcony, offering tranquil outdoor spaces for morning coffee or evening unwinding.

Residents also enjoy access to a communal courtyard garden, enhancing the sense of community and greenery.

With allocated street-level parking, this maisonette combines suburban peace with urban convenience. High-specification interiors, a private entrance, and a leasehold tenure with approximately 992 years remaining make this an exceptional opportunity.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: B  
 Council Tax  
 Band: E

Service Charge:  
 1900.00

Ground Rent:  
 400.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW312367](http://connells.co.uk/Property/HRW312367)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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