

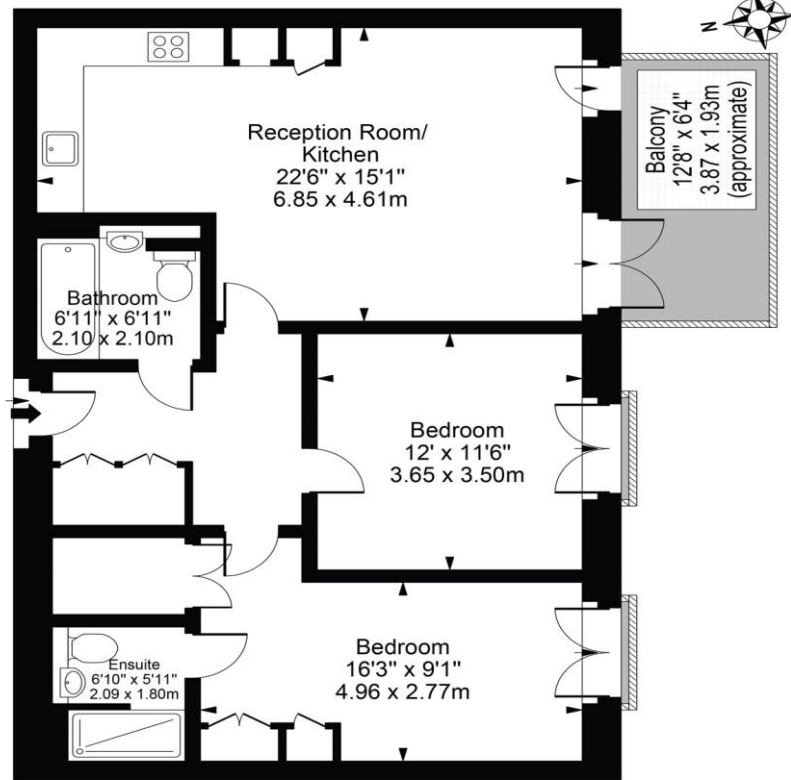


**Royal Engineers Way, London NW7 1UW**



# Royal Engineers Way, NW7 1UW

Approx. Gross Internal Area 873 Sq Ft - 81.02 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Royal Engineers Way, London

- Two Bedroom Luxury Apartment
- Concierge Service
- Secure Underground Parking with EV Charging
- Underfloor Heating Throughout
- 8 Years NHBC Warranty
- Private balcony

Tenure: Leasehold

EPC Rating: B

Council Tax Band: E

Ground Rent: £0

Service Charge: £3459.66

### £579,950



Set on the 4th floor with lift access within this prestigious purpose built apartment block in the heart of Mill Hill is this two bedrooms two bathrooms apartment located only moments from Mill Hill East Tube Station.

This high-spec spacious home comprises of spacious master bedroom with walk-in closet and a good-sized second bedroom, large lounge/ dining area and two bathrooms (one en-suite). The property is well laid out, thoughtfully designed and benefits from a tranquil balcony which can be used for outdoor dining, custom fitted remote-controlled electric blinds to all rooms and engineered wood flooring to the hallway and the living/dining room.

The property also benefits from underfloor heating throughout with the built-in kitchen appliances and custom fitted island with additional storage finished to a high standard.

Externally this residence benefits from a well-tended landscaped communal gardens with play area which can be enjoyed by the residents., one allocated underground parking space with EV charging which is approached by remote secure gates, concierge service and a resident's media room.

### view this property online [barnardmarcus.co.uk/Property/NFY107518](https://www.barnardmarcus.co.uk/Property/NFY107518)

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NFY107518 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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