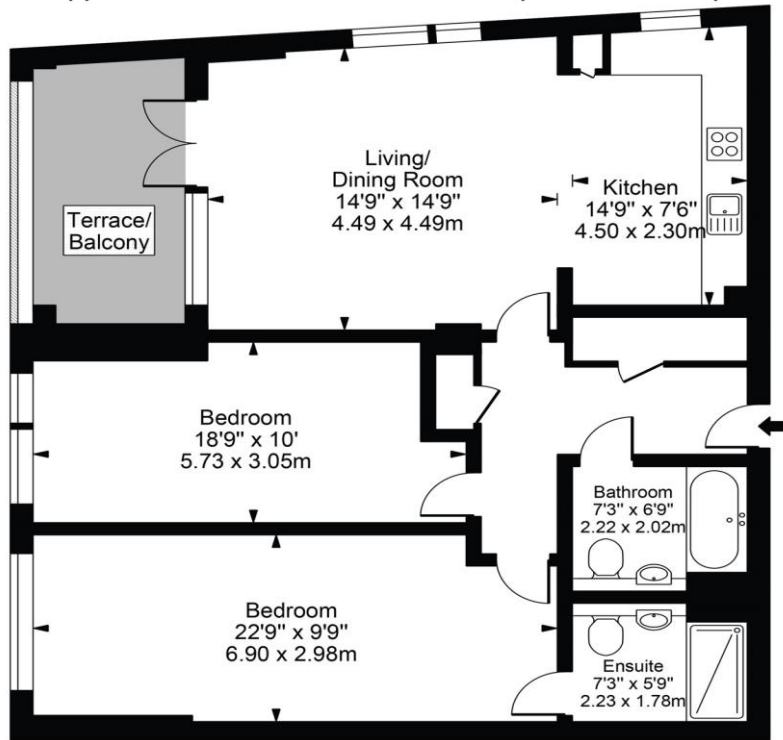




Garrison Heights, Henry Darlot Drive, London, NW7 1RF

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Approx. Gross Internal Area 970 Sq Ft - 90.14 Sq M



Third 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 Garrison Heights, Henry Darlot Drive, London,

- Two Bedroom Penthouse Flat
- Private Balcony with Unobstructed Views
- Share Of Freehold
- Communal Gardens
- Allocated Secure Parking
- 30-minute transport time to Tottenham Court Road & Bank Station

Tenure: Leasehold

EPC Rating: B

Council Tax Band: E

Ground Rent: £300 pa

Service Charge: £2,400 pa

£650,000



Located within this bespoke development is this very well-presented two bedroom penthouse flat. The accommodation on this property offers a lounge diner, modern kitchen, luxury bathroom and storage. This home is ideal for first time buyers.

The luxury home comprises of a bright open plan reception room and modern kitchen area giving you direct access to a private balcony with unobstructed views of the surrounding area. You will also find two double bedrooms with and two lovely fitted bathrooms (one en-suite) and two ample storages. The property also benefits from a one allocated under cover space and well-manicured communal gardens.

This development is approached and entered via a security entry-phone system and offers a true sense of exclusive living. Mill Hill East tube station, supermarkets and gym are within 0.4 miles away.

view this property online [barnardmarcus.co.uk/Property/NFY107346](https://www.barnardmarcus.co.uk/Property/NFY107346)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107346 - 0003

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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