



Explorer Way, London, NW7 1UQ

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Approx. Gross Internal Area 645 Sq Ft - 59.94 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, researches, 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 Explorer Way, London,

- One Bedroom Apartment
- Fourth Floor
- Private Balcony
- Ample Storage
- Video Phone Entry System

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D

£425,000



Barnard Marcus are proud to bring to the market this one bedroom apartment situated on the fourth floor of this modern block in the highly desirable Millbrook Park development located 0.1 miles away from Mill Hill East Underground Station.

This high-spec spacious home comprises of three storage cupboards, open plan dining area and modern fitted kitchen with integrated appliances, bedroom with fitted wardrobes and luxury family bathroom. This property also benefits from private balcony with unobstructed views. Residents benefit from several amenities located a short distance away including restaurants, shops and cafés, beautiful communal gardens and video phone entry system.

view this property online [barnardmarcus.co.uk/Property/NFY107551](https://www.barnardmarcus.co.uk/Property/NFY107551)

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:

NFY107551 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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