



Charles Sevrigh Way, Mill Hill, NW7 1FG  
Guide Price £475,000 Leasehold Council Tax Band E

**REAL ESTATES**  
Est. 1981

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Real Estates are pleased to offer for sale this TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT set in a small residential block in the heart of the Millbrook Park development in Mill Hill East.

The property benefits from a substantial open plan kitchen/dining/reception area, leading onto a wrap-around PRIVATE BALCONY, as well as a principal bedroom with en-suite shower, good-sized second bedroom and family bathroom. There is AMPLE STORAGE and an ALLOCATED PARKING SPACE.

Charles Sevrigh Way is within easy reach of Mill Hill East Underground Station, Waitrose, Virgin Active Gym, and other amenities on Holders Hill Circus. Panoramic Park and the Officer Mess Gardens provide nearby greenery, whilst the popular restaurants, pubs and cafes of Mill Hill Village and Mill Hill Broadway are only a short drive away.

LEASE 116 YEARS REMAINING

GROUND RENT £400 PA

SERVICE CHARGE £2700 PA



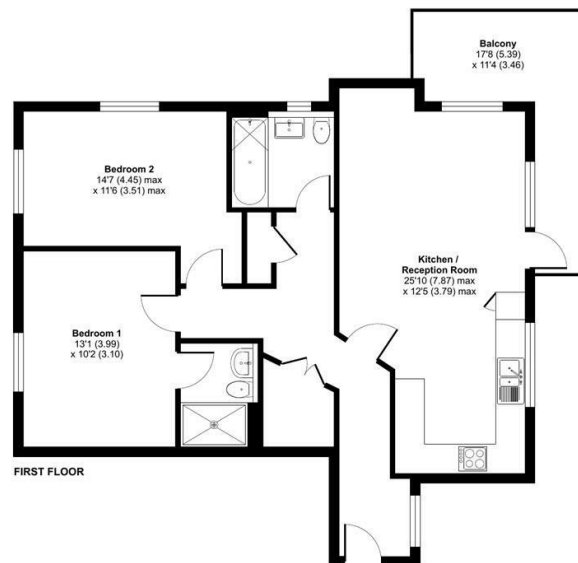




# Ryder Court, Charles Sevrigh Way, London, NW7

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1312598

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-100)                                  |         |           |
| B (81-91)                                   | 88      | 88        |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |



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