



## Sanders Lane, London, NW7 1BX

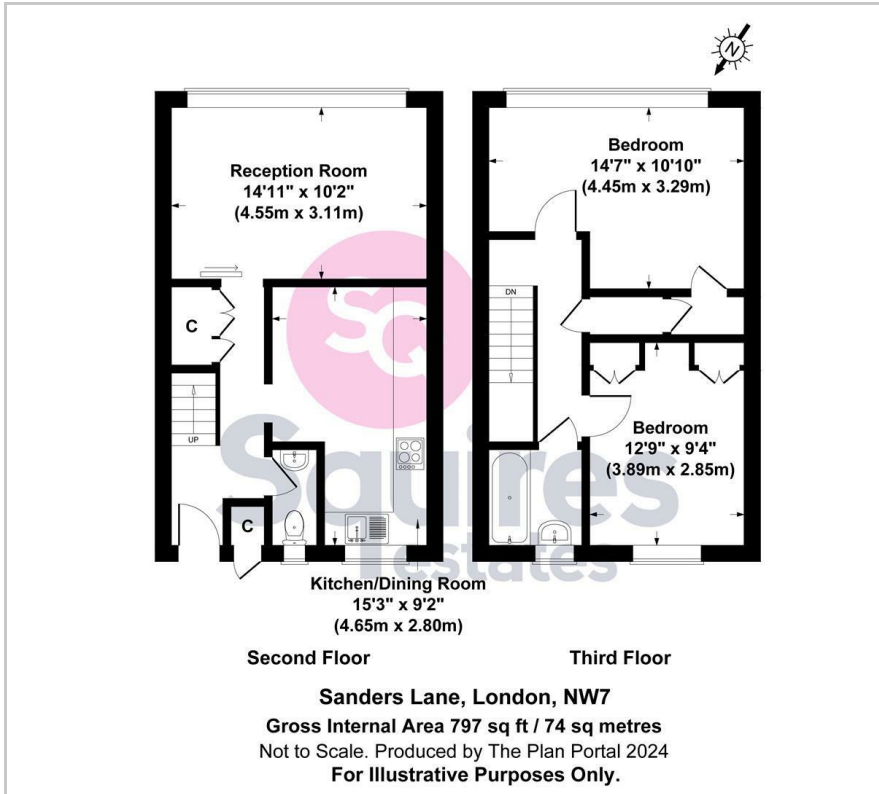
£325,000 - Leasehold

**\*\*CHAIN FREE\*\*** A 2 double bedroom duplex flat situated on the top two floors of this purpose built block originally built by the Local Authority. The property requires modernisation throughout and benefits from a near-15ft reception room, a 15ft eat-in kitchen, extensive storage space and its own entrance. The flat is very well located for Mill Hill East Tube station, a Waitrose supermarket and a Virgin Active gym.

Lease: Approx. 174 years  
Ground Rent: £10 per annum  
Service Charge: £1187 per annum

- Duplex flat
- 2 double bedrooms
- Chain free
- In need of modernisation
- Close to Tube
- Close to shops
- Own entrance
- Barnet council tax band C

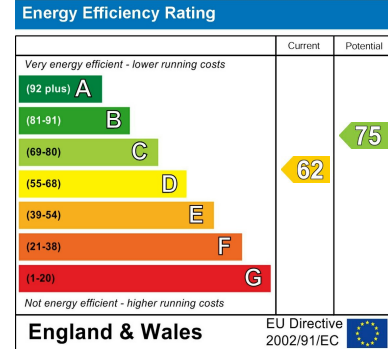
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Finchley Branch**  
 181a Squires Lane,  
 Finchley,  
 London N3 2QS  
 Tel 020 8343 2111

**Hendon Branch**  
 16 Central Circus Parade,  
 Queens Road, Hendon,  
 London NW4 3AS  
 Tel 020 8202 0808

**Mill Hill Branch**  
 7 Thornfield Parade,  
 Holders Hill Road, Mill Hill,  
 London NW7 1LN  
 Tel 020 8349 3030

