



## Vineyard Avenue, Mill Hill, NW7 1HR

£360,000 - Leasehold

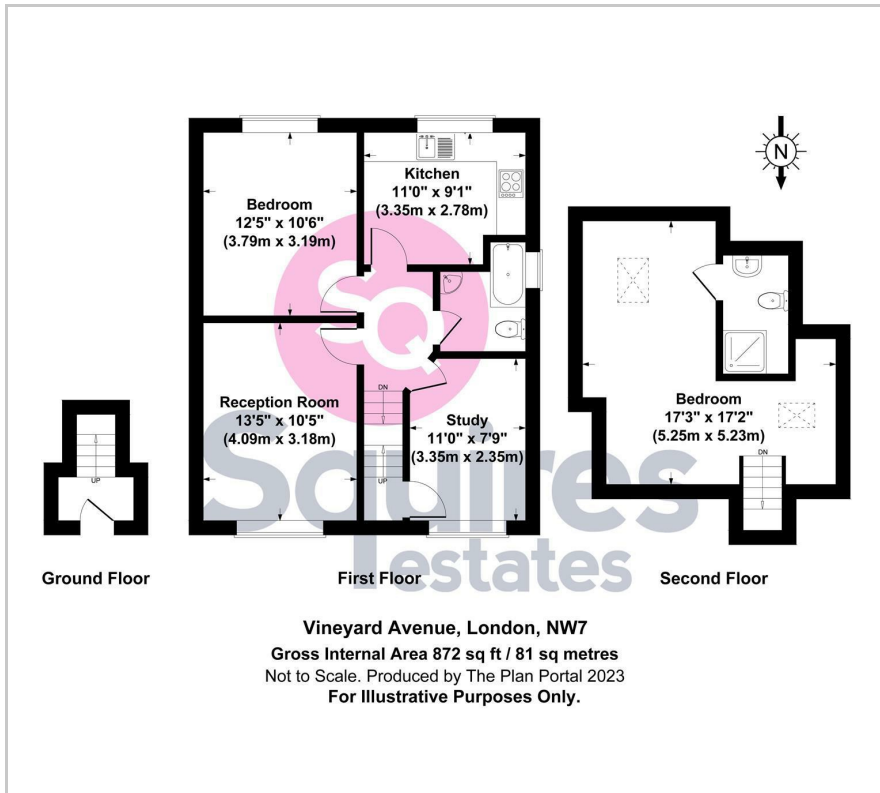
**\*\*CHAIN FREE\*\*** A 2 double bedroom plus study duplex maisonette. The property benefits from 2 bathrooms (1 en-suite), a section of garden and 1 off street parking space. The flat would benefit from some refurbishment work and is located only 0.3 miles from Mill Hill East Tube station with a Waitrose supermarket nearer.

Lease: A new lease of 125 years will be granted  
Ground Rent: N/A  
Service Charge: £490 per annum for building insurance

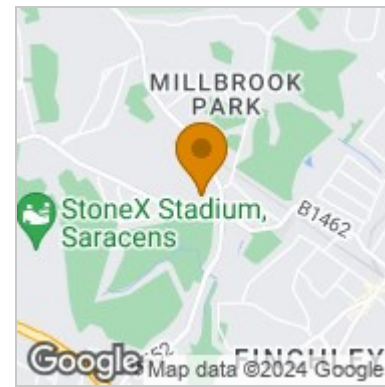
- Top floor maisonette
- 2 bedrooms plus study
- Own entrance
- Section of garden
- 1 off street parking space
- Chain free
- Close to Tube
- Barnet council tax band C



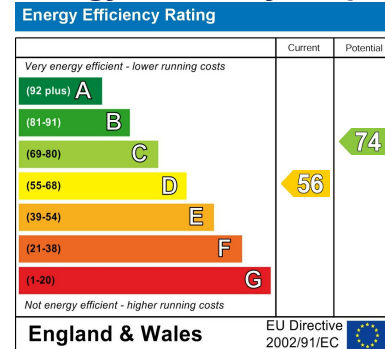
## Floor Plan



## 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.

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