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## Honiton Gardens, London, NW7 1GF

£385,000 - Leasehold

A well presented 2 bedroom, 2 bathroom (1 en-suite) apartment situated on the first floor of this purpose built block within the ever popular Lidbury Square development. The property features a 14ft reception room with Juliet balcony and benefits include 1 allocated off street parking space, gas central heating and a long lease. The flat is very well located for Mill Hill East Tube station and a Waitrose supermarket and would make an ideal first time purchase.

Lease: Approx. 975 years Ground Rent: £299 per annum

Service Charge: Approx. £3083 per annum

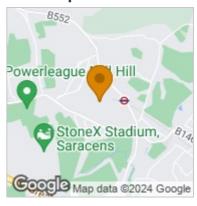
- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite)
- 1 allocated parking space
- Gas central heating
- Close to Tube
- Ideal first time purchase
- Barnet council tax band E



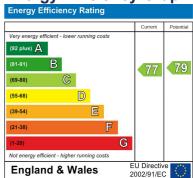
#### **Floor Plan**

#### **Honiton Gardens NW7 1GF** Gross Internal Area 656 sq ft /61 sq metres Kitchen 10'11" x 6'5" (3.34m x 1.95m) Reception Room Juliet (4.40m x 4.00m) Balconv Bedroom 2 10'4" x 6'5' Bathroom (3.16m x 1.95m) (2.48m x 1.96m Bedroom 1 15'5" x 10'0" (4.69m x 3.05m) En-suite 7'7" x 6'9" (2.27m x 2.10m) First Floor All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

#### Area Map



### **Energy Efficiency Graph**











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