





# Regiment Hill, Mill Hill, NW7 1FS

£375,000 - Leasehold

\*\*CHAIN FREE\*\* A fantastic 1 bedroom apartment situated on the second floor of this modern purpose built block within the ever popular Millbrook Park development. Boasting spacious accommodation, the property features a 20ft reception room with open plan kitchen and direct access to a private balcony. Further benefits include a 14ft bedroom with fitted wardrobe, a contemporary bathroom, integrated appliances to the kitchen and 1 allocated underground parking space. The flat is located 0.3 miles to Mill Hill East Tube station and would make an ideal first time purchase.

Lease: 250 years from 01/01/2014

Service Charge: Approx. £3000 per annum

Ground Rent: £300 per annum

- Purpose built
- 1 bedroom
- Balcony
- Secure parking space
- Lift
- Chain free
- Close to Tube
- Barnet council tax band D



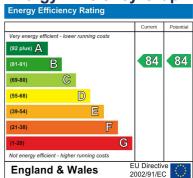
### **Floor Plan**

## Caledonian Building, 5 Regiment Hill NW7 1FS Gross Internal Area 581 sq ft / 54 sq metres Balcony 10'7" x 5'7" (3.22m x 1.70m) Bedroom 14'2" x 11'2' (4.31m x 3.40m) Kitchen/Living Room 20'5" x 15'5" (6.22m x 4.70m) Bathroom Utility 6'11" x 6'10' 6'11" x 2'9' (2.10m x 2.09m) (2.10m x 0.83m) Second 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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