



## Peacock Close, Mill Hill, NW7 1EE

£330,000 - Leasehold

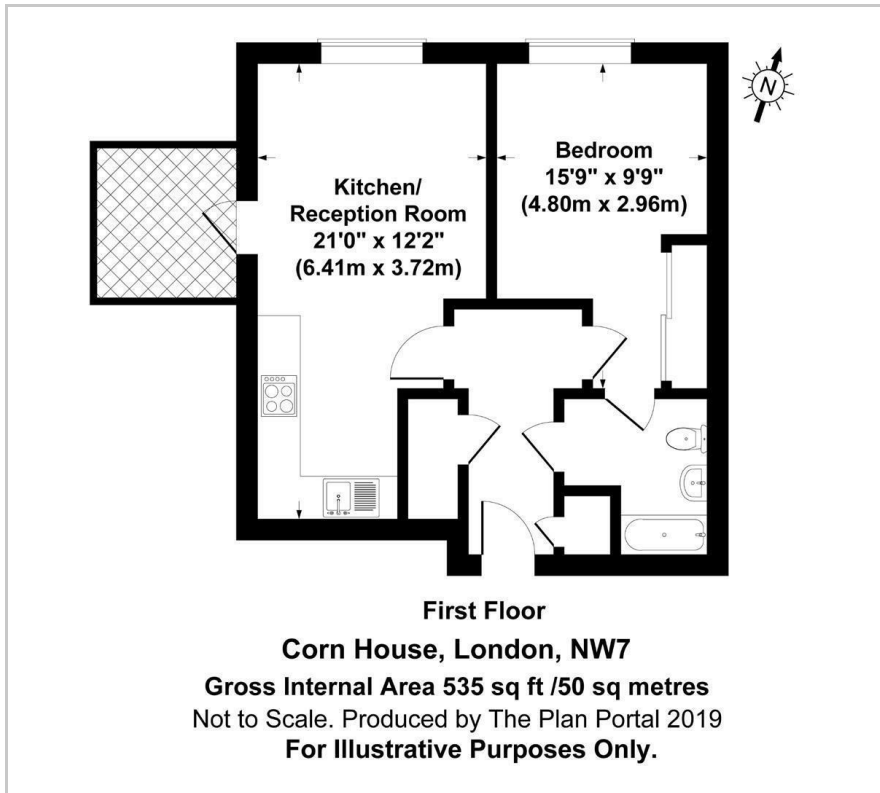
**\*\*CHAIN FREE\*\*** A 535 sq ft, 1 bedroom apartment situated on the ground (officially first) floor of this modern purpose built block within the ever popular Millbrook Park development. Benefits include a 21ft reception room with open-plan kitchen and direct access to a private patio, a 15ft bedroom with fitted wardrobe, 1 underground parking space and an extended lease. The property is very well located for Mill Hill East Tube station and would make an ideal first time purchase or rental investment.

Lease: Approx. 324 years  
Ground Rent: Peppercorn  
Service Charge: Approx. £2500 per annum

- Purpose built
- 1 bedroom
- Patio
- 1 underground parking space
- Chain free
- Close to Tube
- Ideal first time purchase
- Barnet council tax band D



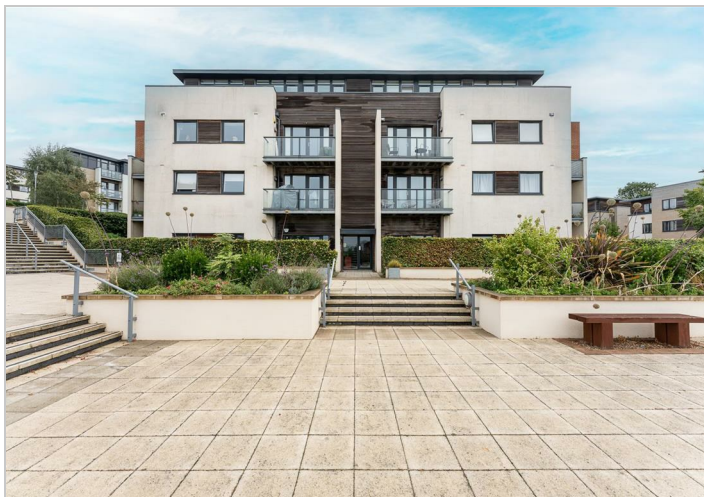
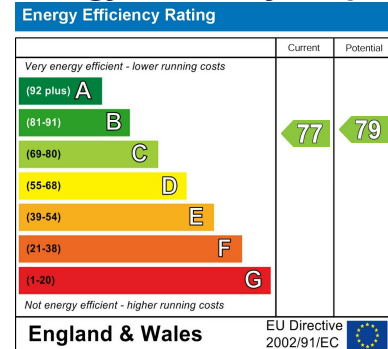
## Floor Plan



## 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

