



## Royal Engineers Way, London, NW7 1RY

£625,000 - Leasehold

**\*\*CHAIN FREE\*\*** A stunning 2 double bedroom, 2 bathroom luxury apartment situated on the ground floor of this purpose built block within Millbrook Park and originally built by EcoWorld. The property features a 21ft reception room with direct access to a 21ft South-West facing terrace and open-plan kitchen with integrated appliances and silestone worktops. Further benefits include an en-suite shower room and fitted wardrobes to the master bedroom, a large internal storage cupboard as well as an EXTERNAL 7'3" x 4'6" storage cupboard (this was originally a paid extra), 1 secure parking space with electric charging point and underfloor heating throughout. The block's amenities include a concierge, communal gardens and a residents' gym, lounge, media room and games room. Mill Hill East Tube station and a Co-op convenience store are just a 2 minute direct walk away.

Lease: Approx. 994 years

Ground Rent: £500 per annum

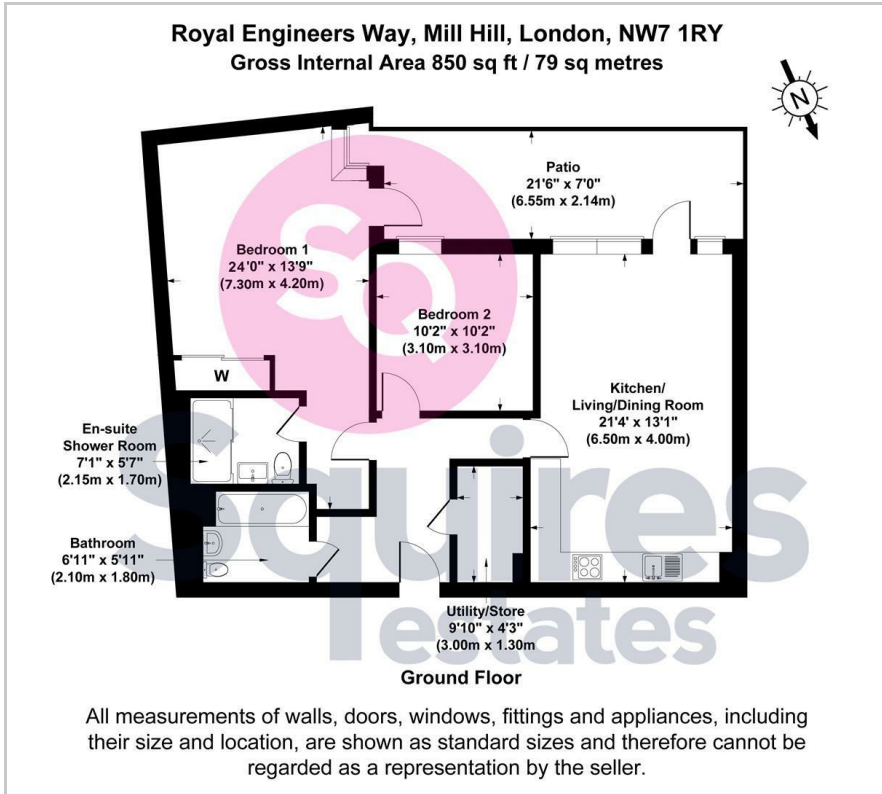
Service Charge: Approx. £3000 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- 21ft terrace
- 1 secure parking space
- Concierge
- Residents' gym, lounge, media room and games room
- Communal gardens
- Chain free
- Barnet council tax band E

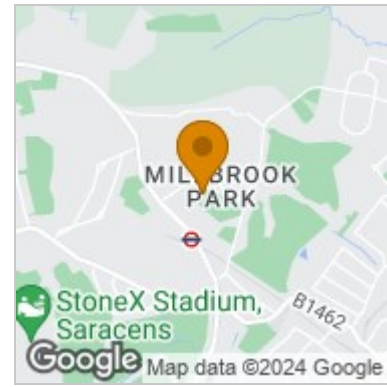




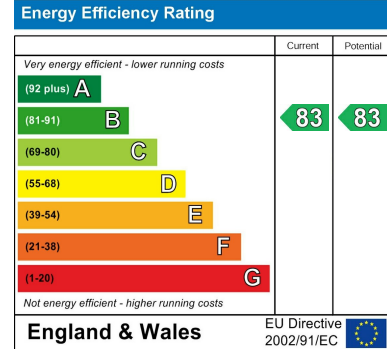
## Floor Plan



## 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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