



ABERCORN ROAD, LONDON, MILL HILL EAST,  
NW7 1JH

Asking Price £540,000 Leasehold

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**NAPIER WATT**

PROPERTY CONSULTANTS

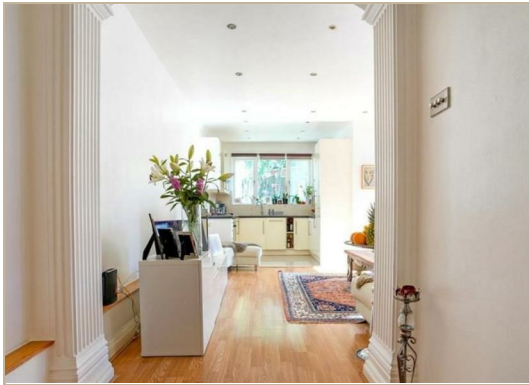
## Description

Bright and airy ground floor three double bedroom maisonette with its own private entrance, located in a quiet, sought-after location, close to all amenities, and offering easy access to Mill Hill East / Finchley Central stations. The apartment is in good decorative condition and benefits from off-street parking and a large private rear garden. Entrance Hall, Guest cloakroom, Open plan living/dining/ kitchen, Three double

bedrooms, Bathroom. 135-year lease, £26 per annum ground rent, no service charge.

Napier Watt would like to inform any interested party that the vendor of this property is a relative of an employee of the company.

EPC band: C



## TERMS

Leasehold 135-year  
Ground Rent £26 per annum  
Service Charge % of outgoings

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**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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