



Henry Darlot Drive, Mill Hill, NW7 1RF
Asking Price £1,250,000 Leasehold Council Tax Band F

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Real Estates are delighted to offer for sale this exceptional double-height vaulted penthouse duplex apartment located on its own private floor which offers over 2,000 sq ft of meticulously designed living space, featuring 3 spacious bedrooms and sweeping 360-degree panoramic views of London. The property benefits from large private terraces on each floor, providing an ideal setting for both outdoor and indoor living. Conveniently located less than five minutes from Mill Hill East Station (Northern Line), it offers excellent transport links to Central London. Additional features include lift access, two allocated underground parking spaces, and an Entryphone system, ensuring comfort and security.

The apartment is offered with a long lease, providing long-term stability and value. Its blend of contemporary design, expansive living areas, and prime location make it an outstanding choice for those seeking luxury and convenience in one of London's most sought-after areas. Whether enjoying the terraces or the open-plan living spaces, this penthouse offers an unparalleled living experience.

Service charge: circa £2,500 - £3,000 per annum

Leasehold length: 992 Years remaining

Ground rent: £350 per annum



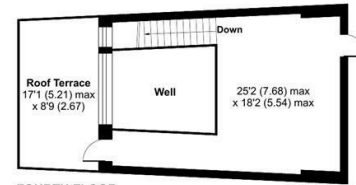


Henry Darlot Drive, London, NW7



Gross Internal Area = 2185 sq ft / 203 sq m (includes well & excludes terrace & balcony)
Gross Internal Area = 2329 sq ft / 216.4 sq m (includes well & terrace & excludes balcony)

For identification only - Not to scale



FOURTH FLOOR



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates - REF: 1235407

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	85	85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



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