HUNTERS®

HERE TO GET *you* THERE







# 32 Bampton Drive

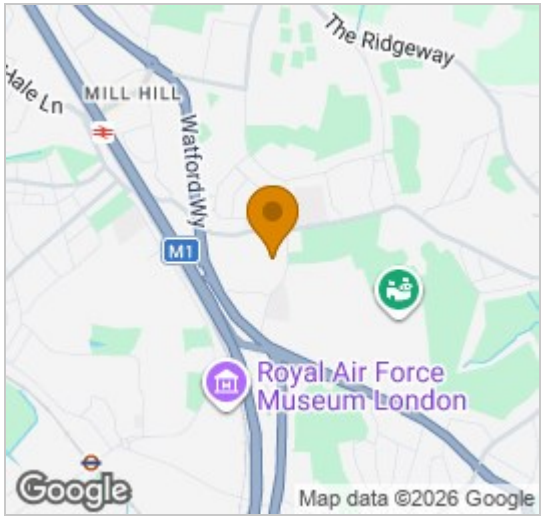
Barnet, London, NW7 2AY

2 2 1 B

Asking Price £350,000

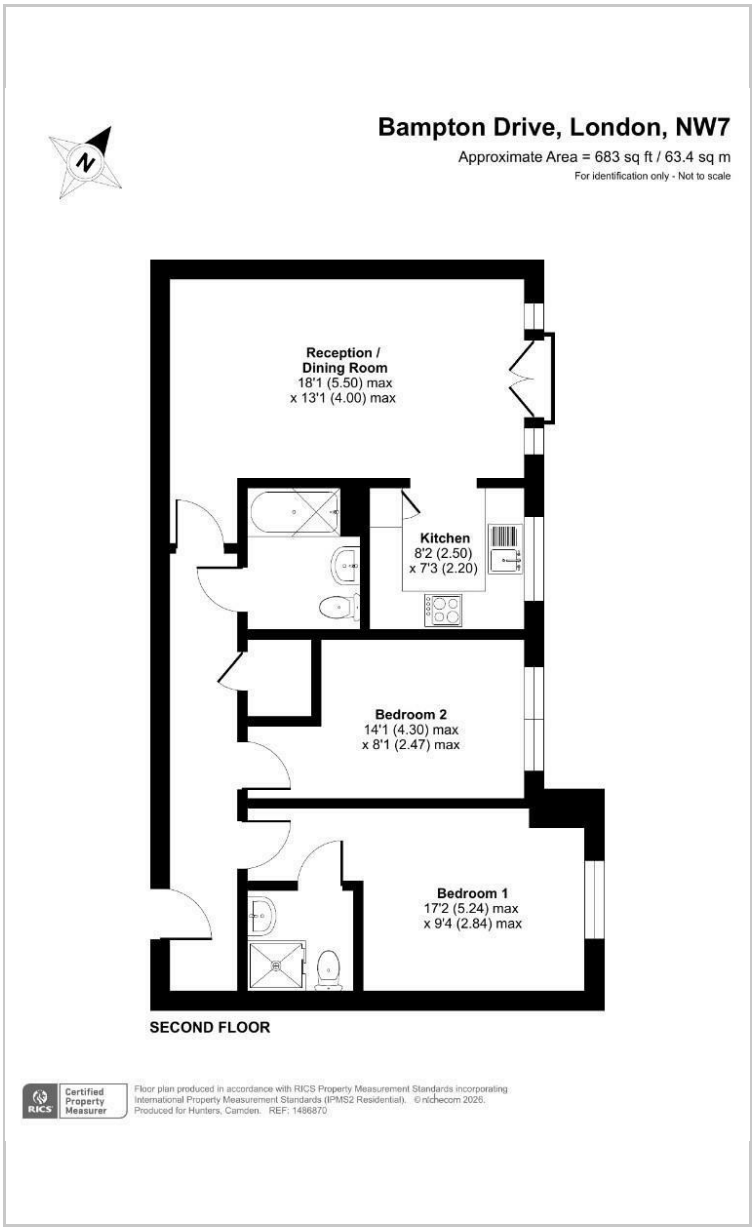
Council Tax: **E**

## AREA MAP




- 2 Bedroom, 2 Bathroom Flat For Sale
- Newly Decorated
- Juliette Balcony overlooking Communal Gardens
- Allocated Parking Space
- Low Service Charges
- Chain Free
- 130 years Lease Remaining
- Close to A1 and M1 Motorway
- EPC B Rating
- This property produces 1.1 tonnes of CO2

## FLOOR PLAN




Hunters Camden are delighted to offer this beautifully presented two bedroom, apartment for sale, the comprises two spacious bedrooms, en-suite, spacious living/dining room with an opening to the kitchen, Juliette balcony overlooking the communal gardens and an allocated parking space. The property is located on Bampton Drive, Mill Hill, a purpose built quiet residential estate with a mix of both houses and flats, just a few minutes walk from Chase Lodge Hospital, offers a mix of local conveniences and leisure amenities. Dining & Pubs: historic gastropub The Adam & Eve on The Ridgeway, and near the varied food options and cafes along Mill Hill Broadway. Shopping: Everyday essentials are available at local convenience stores on Bunns Lane and Selvage Lane, with a broader high-street selection of shops and supermarkets on Mill Hill Broadway. Leisure & Fitness: The area features green open spaces, including Mill Hill Park, alongside comprehensive fitness facilities such as the Virgin Active health club. Travel Connectivity: Commuting is supported by Mill Hill Broadway station (Thameslink) and Mill Hill East (Northern line underground).

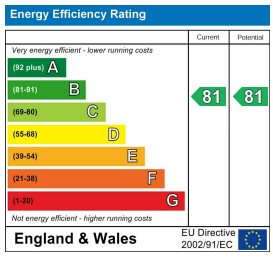
## VIEWING

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

### MATERIAL INFORMATION

**Tenure: Leasehold**
**Lease Years Remaining: 130Yrs**
**Annual Ground Rent: £30pa**
**Service Charge: £1630**
**Shared Ownership: No**

### EPC Chart




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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