



**Flower Lane, Mill Hill, NW7**  
**£2,400 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A Two Double Bedroom, Two Bathroom (One En-Suite) Apartment set on the third floor of this popular purpose built block that is within a stone's throw of Mill Hill Broadway with its numerous shops, restaurants and transport links.

The remaining accommodation includes a Reception Room/Modern Fully Fitted Open Plan Kitchen and a Balcony.

Amenities include Gated Underground Parking For One Car, Lift, Concierge Service and Communal Roof Terrace with incredible 360 degree views of London and stunning green belt countryside. Located within easy reach of the A1, AIM, M1, M25, Brent Cross and close to wonderful sporting facilities including several golf clubs.

Available Now on a Furnished/Unfurnished basis.

Council Tax Band G.


Sole Agent.

## Key Features

- THIRD FLOOR
- RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE)
- LIFT
- FURNISHED/UNFURNISHED
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- BALCONY
- UNDERGROUND PARKING FOR ONE CAR
- COUNCIL TAX BAND G

## Important Information

- **Price:** £2,400 Per Month
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



richard  
james  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)