

FOR SALE

2 BEDROOM, GROUND FLOOR MAISONETTE



5, TUDOR GABLES, BIRKBECK ROAD, LONDON NW7 4BN

A 2-bedroom, ground floor maisonette, with its own street entrance door (to the side of the property) – offered for sale **chain free** and with a long lease (999-years).

The property is situated within approximately a third of a mile of Mill Hill Circus – the junction of Watford Way (A1) and The Broadway, within half a mile of the shops & transport facilities along The Broadway, and approximately three quarters of a mile from Mill Hill Broadway Station (Thames Link).

All viewings – strictly by appointment only

SUMMARY OF ACCOMMODATION

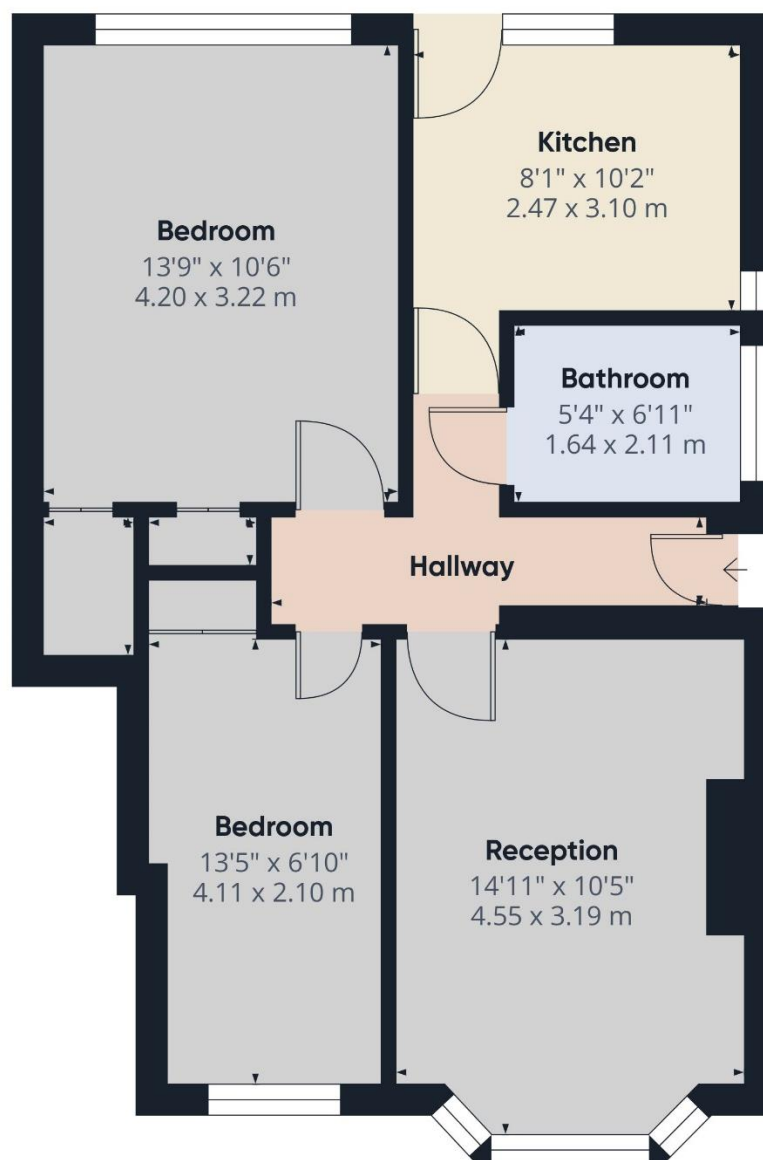
2 BEDROOMS • RECEPTION • KITCHEN • BATHROOM/WC
COMMUNAL GARDENS • CHAIN FREE • GAS CENTRAL HEATING (not tested)

GUIDE PRICE £370,000 – LONG LEASEHOLD INTEREST
(999-YEAR TERM from 2007 - approx. 980 years remaining)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Service Charge:

Quarterly service charge figure (inclusive of reserve fund) approximately £405.

Ground Rent:

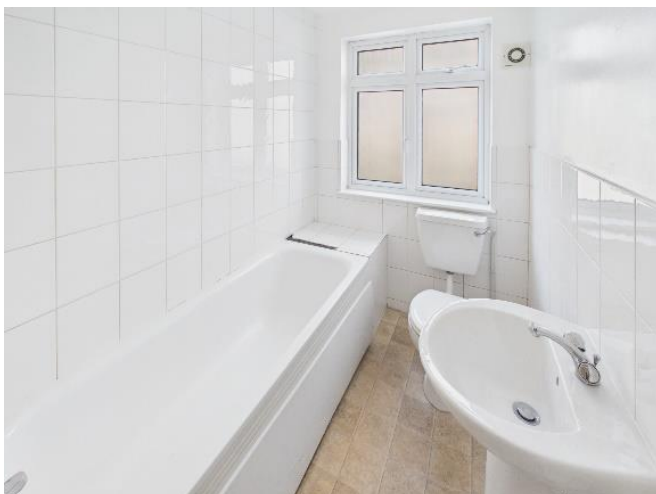
Peppercorn (if demanded)

Council Tax:

Band C

EPC:

TBC



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