



**Flower Lane, Mill Hill, NW7**  
**£2,100 Per Calendar Month**

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## Property Description

A modern Two Double Bedroom, Two Bathroom (One En-Suite) Apartment set on the fourth floor of this 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/Dining Room and Open Plan Modern Kitchen.

Amenities include Gated Underground Parking, Lift, Concierge Service and Communal Roof Terrace.

Available on a Unfurnished basis.

Council Tax Band E.

Main Agent.

## Key Features

- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN KITCHEN
- BALCONY
- CONCIERGE
- UNFURNISHED
- RECEPTION ROOM
- TWO BATHROOMS (ONE EN SUITE)
- COMMUNAL ROOF TERRACE
- UNDERGROUND PARKING
- COUNCIL TAX BAND E



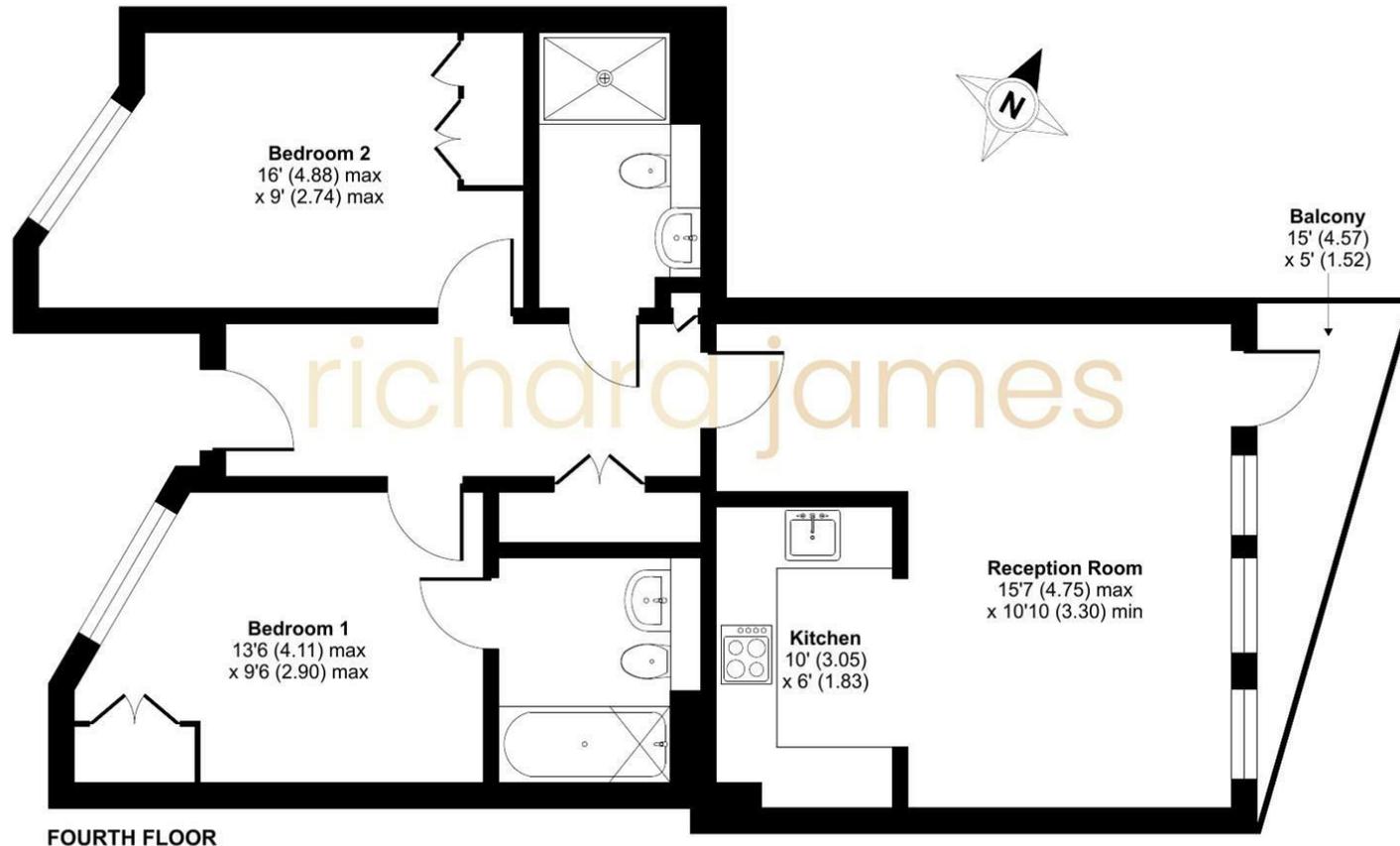
## Important Information

- **Price:** £2,150 Per Month
- **Council Tax Band:** E
- **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>85</b>	<b>85</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 	

Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James Estate Agents Ltd. REF: 1059417

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.

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