



Chatelain House St. Vincents Lane, NW7 1EZ

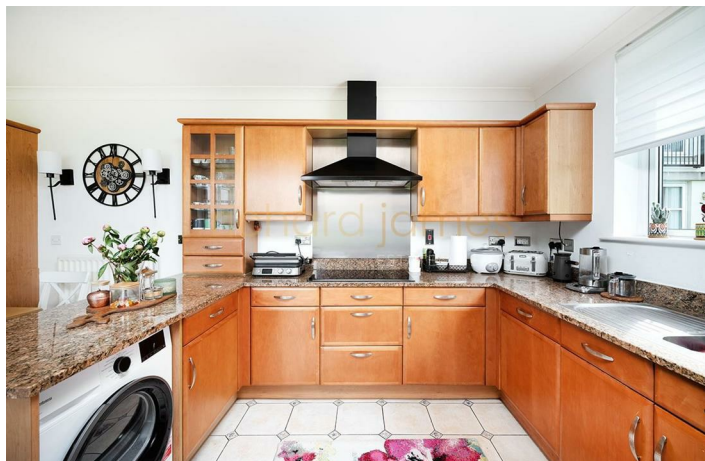
£1,150,000

**richard
james**

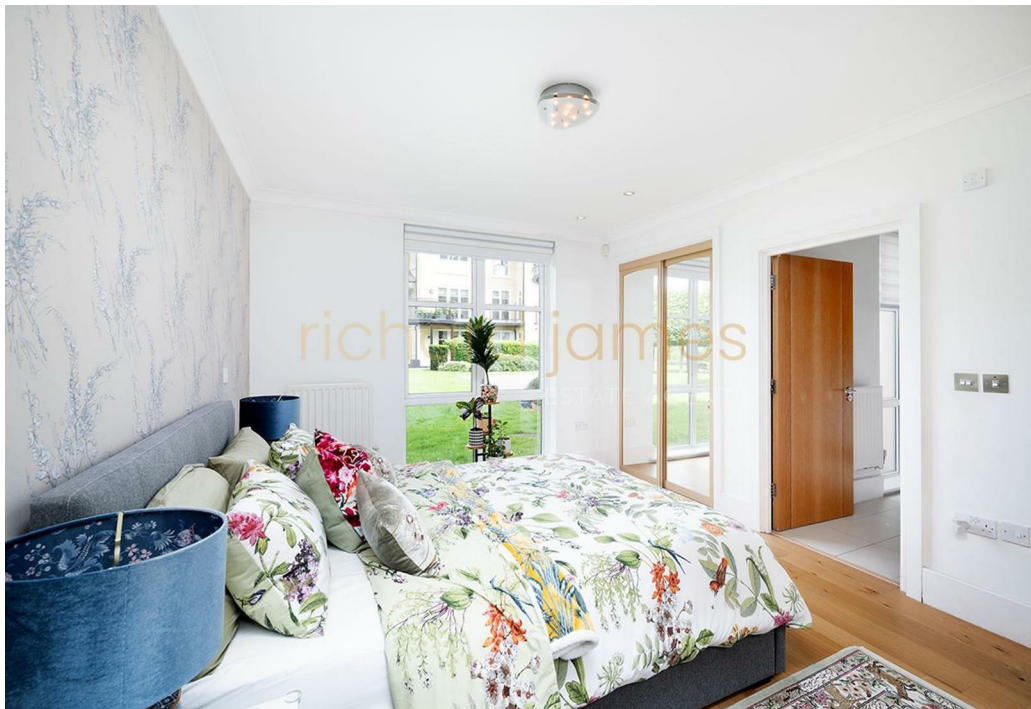
ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this rarely available substantial ground floor apartment extending to approximately 1,591 sq ft (147.8 sq m), set within this prestigious gated development in the heart of Mill Hill Village with a share of the freehold.

The apartment offers bright and spacious accommodation comprising a magnificent 25ft Reception Room, a generous Kitchen/Breakfast Room, Principal Bedroom with En-Suite Bathroom, Second Bedroom with En-Suite Shower Room and a further Double Bedroom.

A particular feature of the property is the large private Terrace/Garden, accessed directly from both the Reception Room and Kitchen/Dining Room, providing excellent space for entertaining and outdoor dining whilst enjoying stunning

Key Features

- GATED MODERN DEVELOPMENT
- PORTER
- LARGE TERRACE
- UNDERGROUND PARKING FOR TWO CARS
- COMMUNAL GARDENS
- SHARE OF FREEHOLD
- THREE BEDROOMS
- CHAIN FREE
- STUNNING VIEWS OVER TOTTERIDGE VALLEY
- SOUGHT AFTER LOCATION

Important Information

- **Price:** £1,150,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill Hill

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

direct views across the Totteridge Valley.

Residents benefit from a porter service, secure entryphone system, private storage room, two allocated underground parking spaces and beautifully landscaped communal gardens with breathtaking views towards the Totteridge Valley.

St Vincent's Lane is located off The Ridgeway and is approximately two-thirds of a mile from the numerous amenities at Mill Hill East, including the Northern Line Underground Station, Waitrose and Virgin Active Health Club.

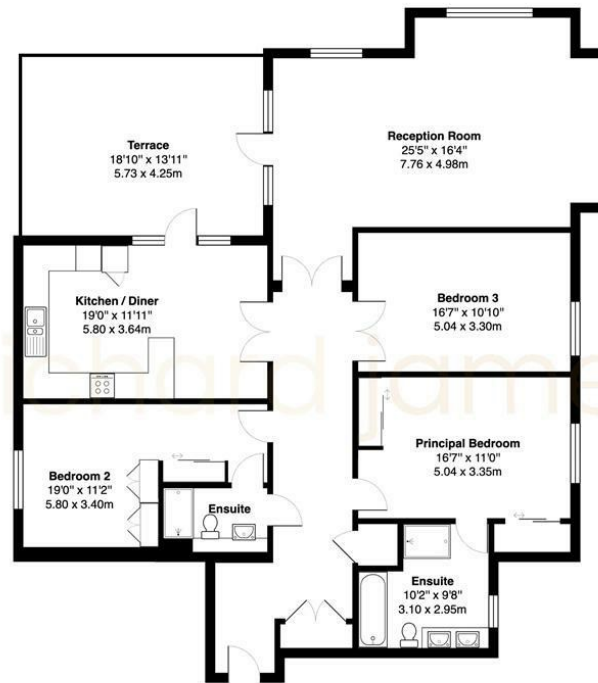
Council Tax Band G

Sole Agent









Ground Floor

Chatelain House St Vincents Lane, NW7

Total Gross Internal Area: 1591 ft² ... 147.8 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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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