



## Honiton Gardens, London NW7

£350,000 Leasehold

**\*\*CHAIN FREE\*\*** A 2 bedroom apartment situated on the ground floor of this modern purpose built block within the ever popular Lidbury Square development. The property features a 14ft South facing reception room with Juliet balcony and further benefits include a built-in wardrobe to the master bedroom, communal gardens easily accessed to the rear and an allocated parking space. The flat is extremely well located for Mill Hill East Tube station, a Virgin Active gym and a Waitrose supermarket and would make an ideal first time purchase.

Lease: Approx. 973 years Ground Rent: £216 per annum Service Charge: Approx. £3323 per annum

**Council Tax band: E**

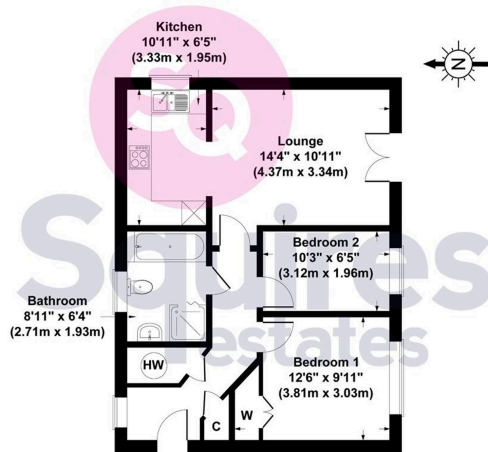
**Tenure: Leasehold**

**EPC Energy Efficiency Rating: C**

**EPC Environmental Impact Rating:**



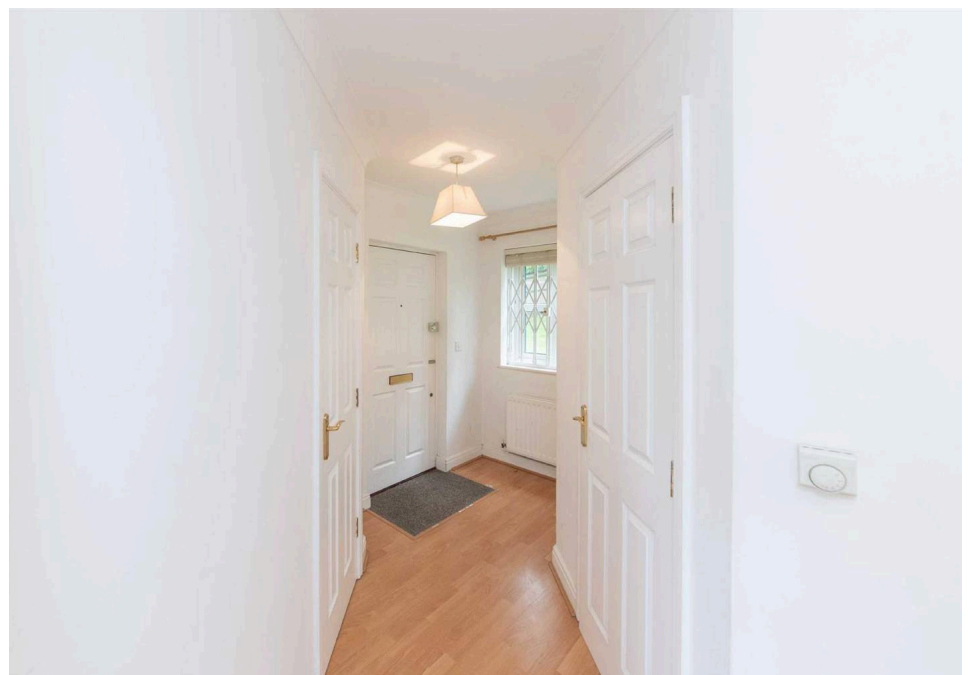
Honiton Gardens, London, NW7 1GF  
Gross Internal Area 603 sq ft / 56 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

- Purpose built
- 2 bedrooms
- Off street parking
- Close to Tube
- Communal gardens
- Gas central heating
- Barnet council tax band E
- Available now

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	77
(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			
England, Scotland & Wales		EU Directive	



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