



Bittacy Hill, Mill Hill, NW7

£350,000

A top floor two-bedroom flat in need of modernisation, ideally located within walking distance to local shops, schools and transport links.

This property offers a generous reception room, kitchen, two well-proportioned bedrooms and a bathroom. Additional benefits include ample storage, double glazing and residents' parking. Perfect for first-time buyers or investors alike.

Chain Free. Sole Agent.

- Bright and spacious top floor
- Modern fitted kitchen area
- Two generous sized bedrooms
- Contemporary family bathroom suite
- Ample built-in storage space
- Residents' parking available onsite
- Walking distance to amenities
- Ideal for first-time buyers

Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map



Energy Efficiency Graph

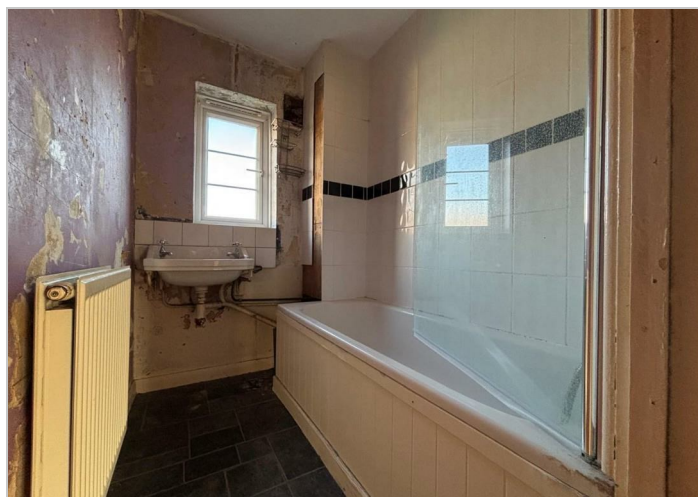
The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare 'Current' standards (UK) and 'Potential' standards (EU Directive).

Energy Efficiency Rating:

- Current (UK):** A vertical bar chart with seven horizontal bars representing energy efficiency ratings. From top to bottom, the ratings are: (12+ plus) A (green), (11-15) B (dark green), (9-10) C (light green), (5-8) D (yellow), (3-4) E (orange), (2-3) F (red), and (1-2) G (dark red).
- Potential (EU Directive):** A single horizontal bar at the bottom, labeled (1-2) G, representing the minimum energy efficiency standard.

Environmental Impact (CO₂) Rating:

- Current (UK):** A vertical bar chart with seven horizontal bars representing CO₂ emissions. From top to bottom, the ratings are: (92 plus) A (green), (81-91) B (dark green), (69-80) C (light green), (55-68) D (yellow), (39-54) E (orange), (21-38) F (red), and (1-20) G (dark red).
- Potential (EU Directive):** A single horizontal bar at the bottom, labeled (1-20) G, representing the maximum CO₂ emissions standard.



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