



## Bittacy Hill, London, NW7 1TH

Offers In Excess Of £325,000 - Leasehold

A fantastic and rarely available 1 bedroom apartment situated in this modern, purpose built block within the ever popular Millbrook Park development. The property boasts TWO forms of private outside space; a South-West facing balcony to the front and a patio to the rear. Further benefits include a 16ft reception room with open-plan kitchen, a large utility/storage cupboard, underfloor heating, communal gardens and 1 secure, off street parking space. The flat is located almost adjacent to a Co-op convenience store, opposite Mill Hill East Tube station and a short walk to a Waitrose supermarket and Virgin Active gym. The property would make an ideal first time purchase or rental investment.

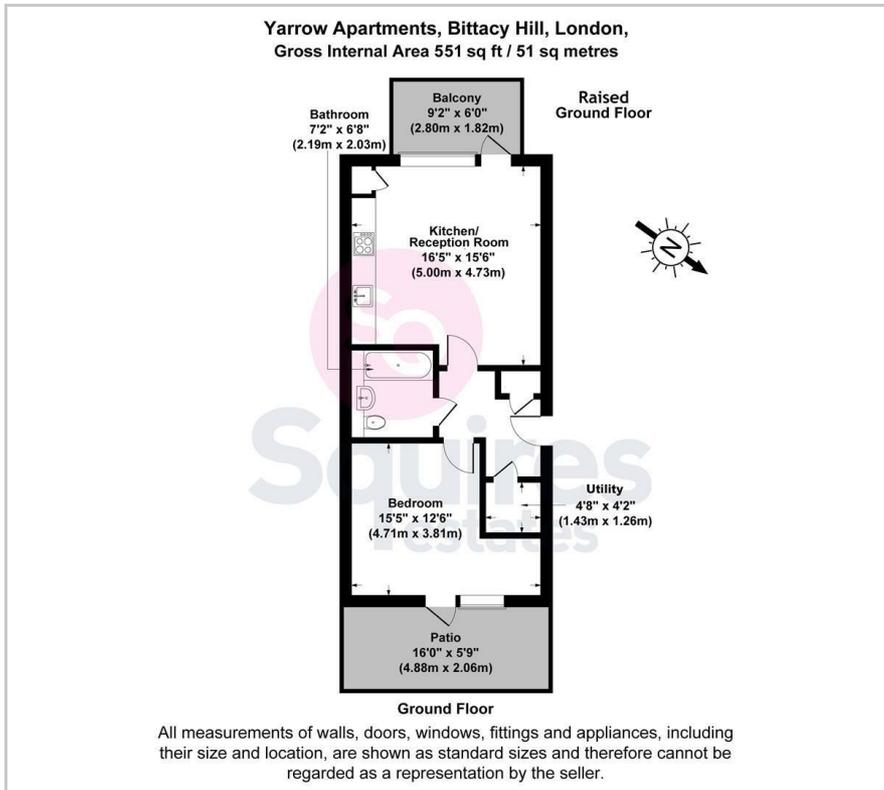
Lease: Approx. 991 years

Ground Rent: Approx. £300 per annum

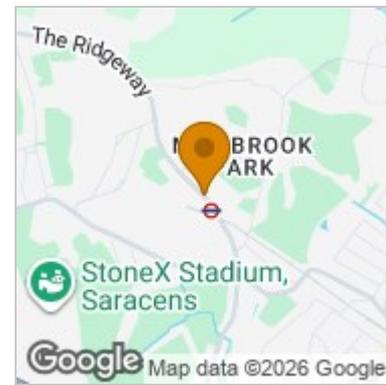
Service Charge: Approx. £2500 per annum

- Purpose built
- 1 bedroom
- Private balcony and private patio
- 1 secure parking space
- Communal gardens
- Close to Tube and shops
- Large utility/storage cupboard
- Barnet council tax band D

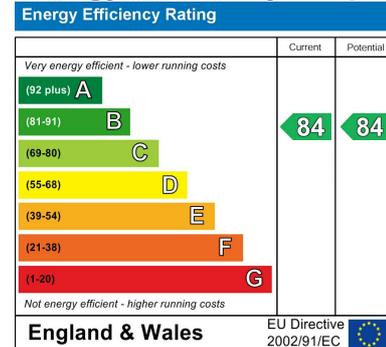
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

