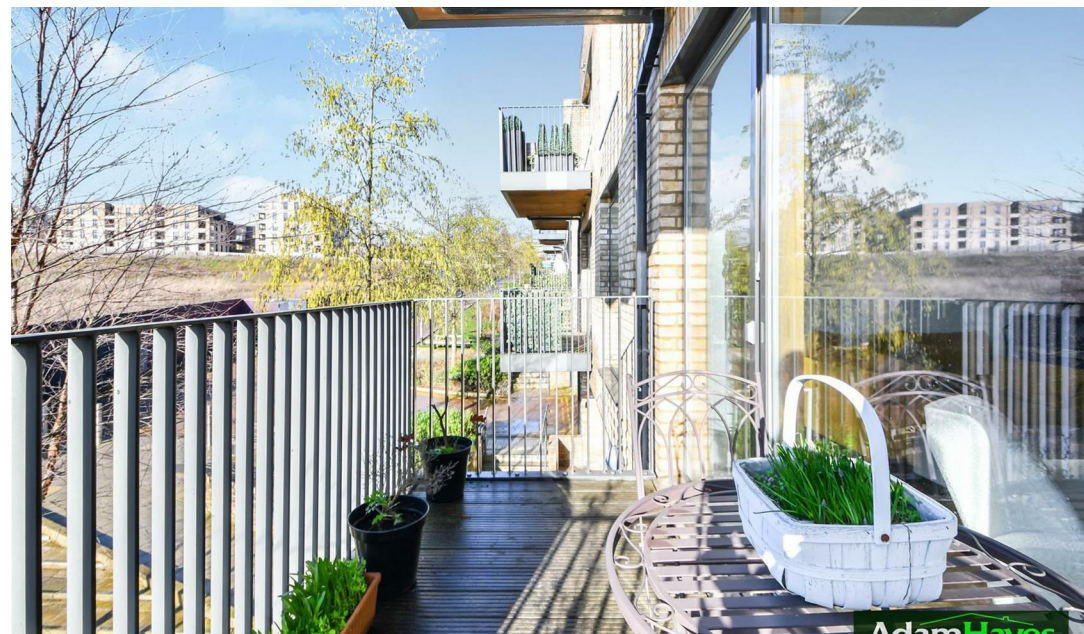
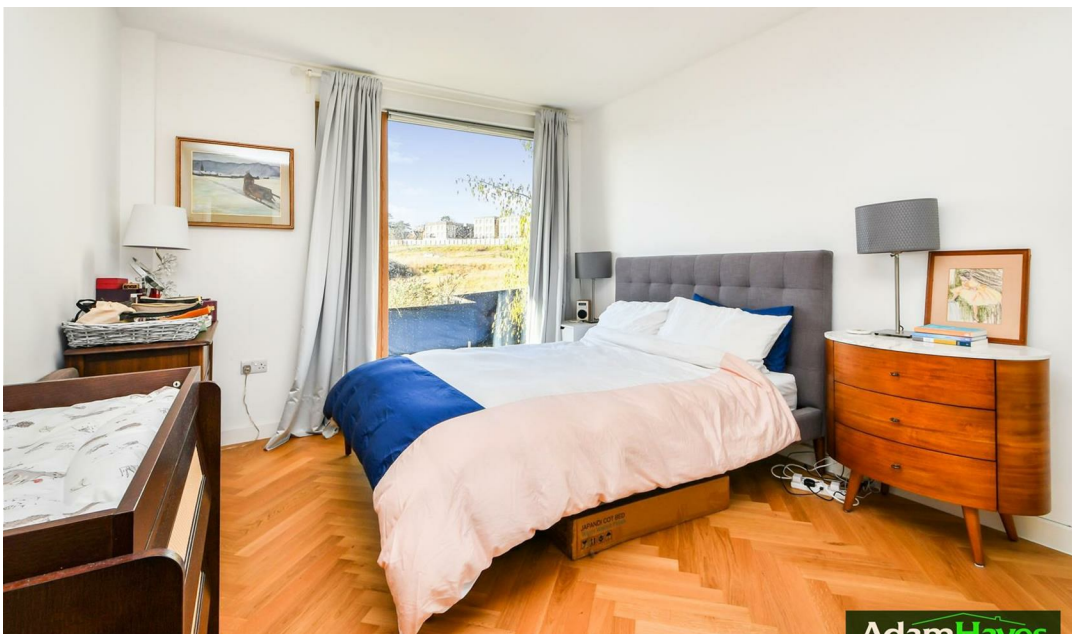




Regiment Hill, Mill Hill, NW7

 1 Bedroom  1 Bathroom  1 Reception

OIEO £325,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
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# Regiment Hill, Mill Hill, NW7

## OIEO £325,000

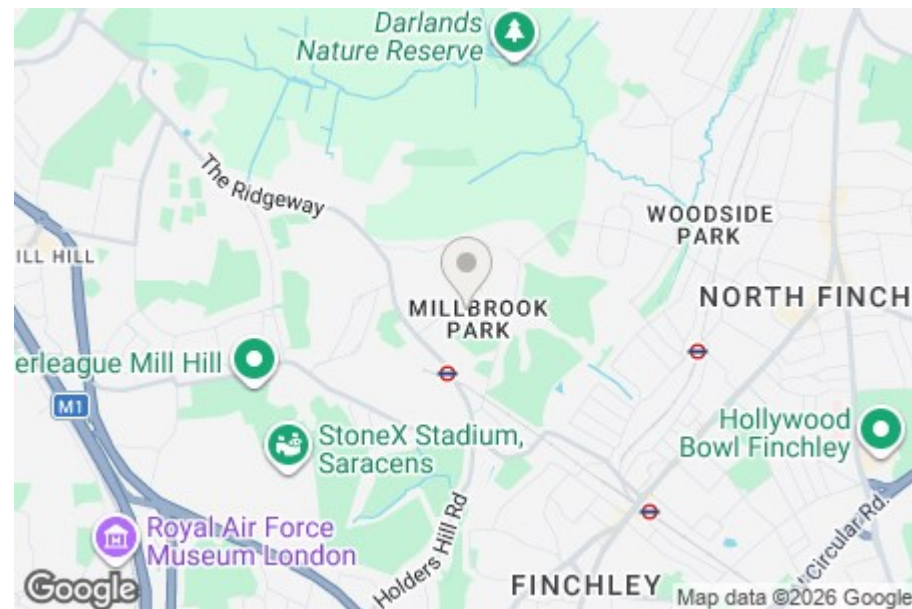
1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Double Bedroom
- First Floor Apartment
- Modern Open-Plan Kitchen
- Popular Development
- Private Balcony
- Allocated Underground Parking

### Other Information

Tenure: Leasehold  
Length of Lease: 990 Years  
Ground Rent: £300.00 P/A  
Service Charge: £2,500.00 P/A  
Council Tax Band: D



### Nearest Stations

Mill Hill East Station 0.3 miles  
West Finchley Station 0.9 miles  
Finchley Central Station 1.0 miles

### Property Description

Situated within the ever popular Millbrook Park development is this fantastic one bedroom first floor apartment. The property offers approximately 558 sq ft of well-presented accommodation, featuring a 17ft reception room with open plan kitchen and direct access to a private balcony. Further benefits include a 14ft bedroom with fitted wardrobes, a contemporary bathroom and integrated kitchen appliances.

Additional advantages include one allocated underground parking space and convenient access to Mill Hill East Underground Station, located approximately 0.3 miles away. This property would make an ideal first time purchase. To really appreciate the location, size and condition, an internal viewing is highly recommended via the sole main agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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**Approximate Gross Internal Area**  
**558 sq ft - 52 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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 or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.