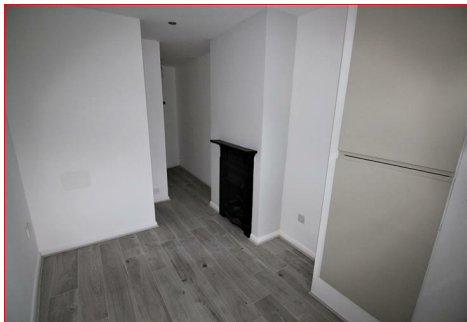
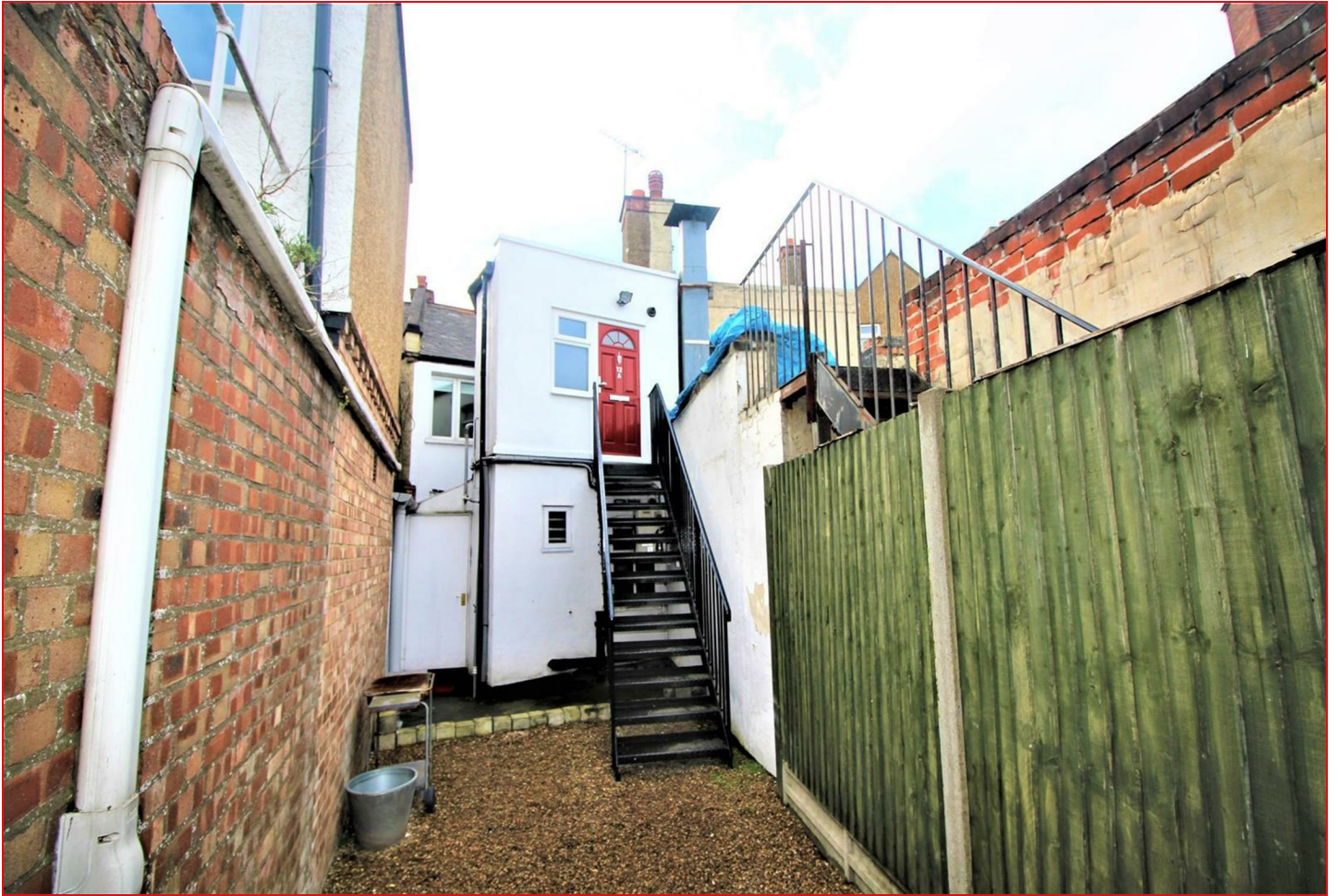




**BENJAMIN  
STEVENS.**  
estate agents



12a Station Road, London, NW7 2JU

**£1,425 PCM**

Benjamin Stevens are pleased to offer this one bedroom flat which has been recently refurbished. The property benefits from new wooden flooring and carpets, new kitchen and shower room suites and gas central heating. The property is available now on an unfurnished basis and is located above the shops in Mill Hill Broadway and right next to Mill Hill Thameslink Station. Available end of July

Please contact our Edgware Office on 020 8958 1118 to arrange a viewing.

### Courtyard Entrance

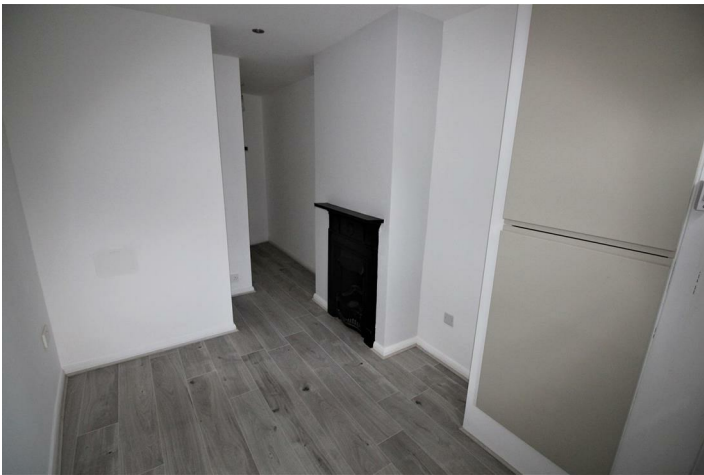


### Bedroom



Double glazed window to rear, newly decorated, new carpet

### Entrance Hall



Newly decorated, new flooring, fireplace (not in use), cupboard containing boiler

### Kitchen



Range of brand new fitted wall and base units, electric hob, electric oven, washing machine, fridge freezer, breakfast bar, newly decorated, double glazed window to front, new wooden flooring

### Living Room



Double glazed bay windows to front, newly decorated, new carpets, fireplace (not in use)

### Shower room



Newly fitted three piece suite comprising shower cubicle, wash hand basin, low level wc, double glazed walls

### Council Tax

Barnet Council Tax Band C

# Floor Plan

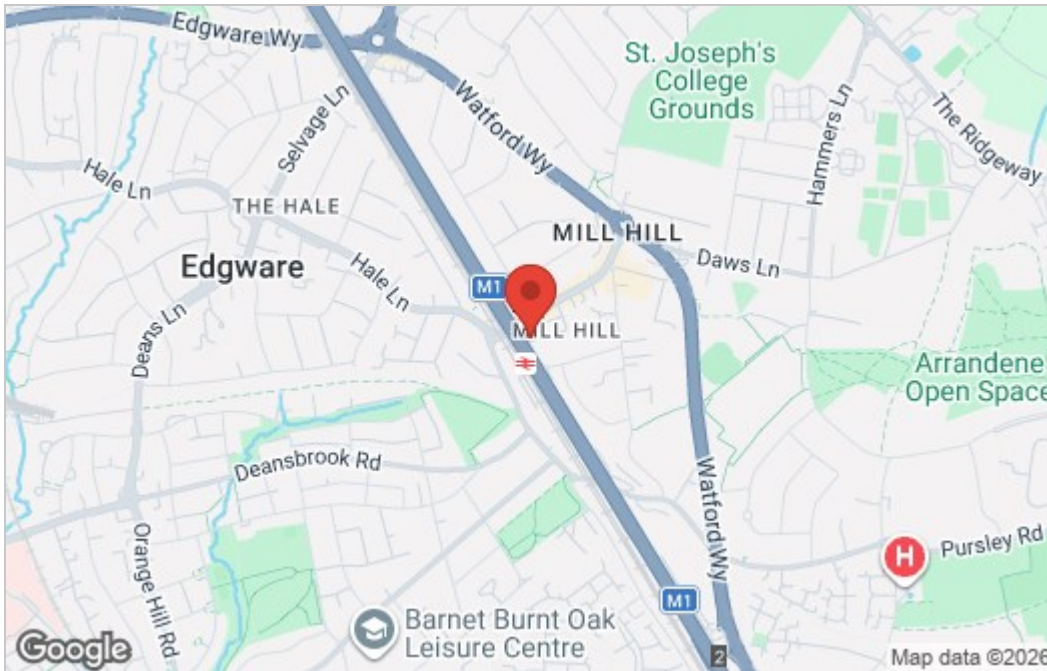
## FIRST FLOOR 550 sq. ft. (51.1 sq. m.) approx.



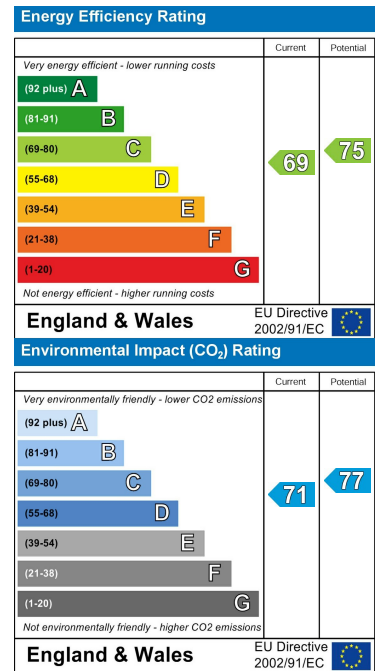
TOTAL FLOOR AREA: 550 sq. ft. (51.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.



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