



Langstone Way, London, NW7 1GX

£425,000 - Leasehold

A fantastic 2 bedroom, 2 bathroom first floor flat located within this small purpose built block in Mill Hill East. The apartment features a 15ft reception room with Juliet balcony and further benefits include a 14ft master bedroom with re-modelled en-suite shower room and built-in wardrobe, a large family bathroom with separate shower cubicle and an allocated parking space. The property is extremely well located for Mill Hill East Tube station, a Waitrose supermarket and a Virgin Active gym and would make an ideal first time purchase.

Lease: 974 Years remaining

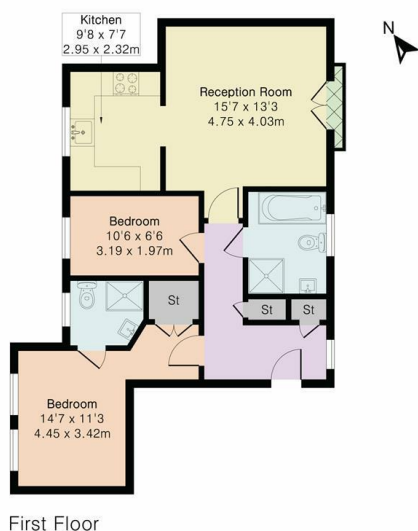
Ground Rent: £290.06 per annum

Service Charge: Approx. £2476 per annum

- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite)
- Off street parking
- Close to Tube
- Close to supermarket and gym
- Ideal first time purchase
- Barnet council tax band E

Floor Plan

Approximate Gross Internal Area 667 sq ft - 62 sq m

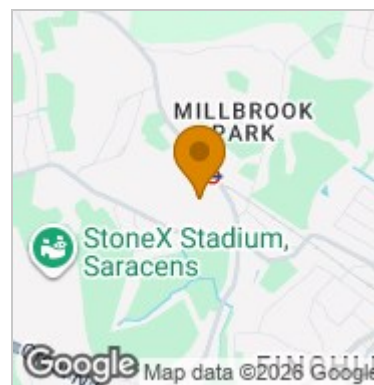


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Squires
estates

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 81 |
| (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 | | |



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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