



## Medawar Drive, London, NW7 1ST

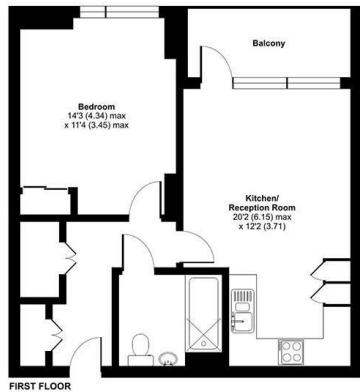
Offers In Excess Of £350,000 - Leasehold

**\*\*CHAIN FREE\*\*** A fantastic 1 bedroom apartment situated on the third floor (lift) of this modern purpose built block within the stunning Ridgeway Views development in the heart of Mill Hill Village. The property features a 20ft reception room with open plan kitchen and direct access to a private balcony and further benefits include a 14ft bedroom with built-in wardrobe, extensive storage space, 1 secure, undercroft parking space and landscaped gardens. Set within 47 acres and surrounded by green walks, Ridgeway Views is to offer a concierge service and on-site resident's gym. The flat would make an ideal first time purchase or rental investment.

Lease: 999 years from 1st March 2018  
Ground Rent: £350 per annum  
Service Charge: Approx. £2064 per annum  
Barnet Council Tax Band D

- Purpose built
- 1 bedroom
- Balcony
- Secure parking space
- Chain free
- Lift
- Landscaped gardens
- Ideal first time purchase

## Floor Plan



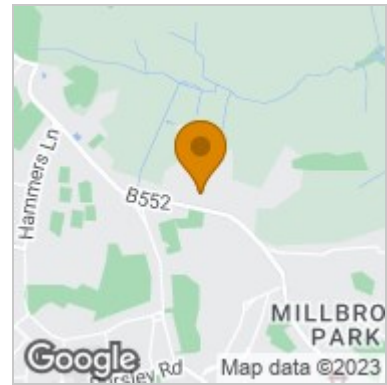
### Medawar Drive, London, NW7

Approximate Area = 542 sq ft / 50.4 sq m

For identification only - Not to scale

Denotes restricted head height

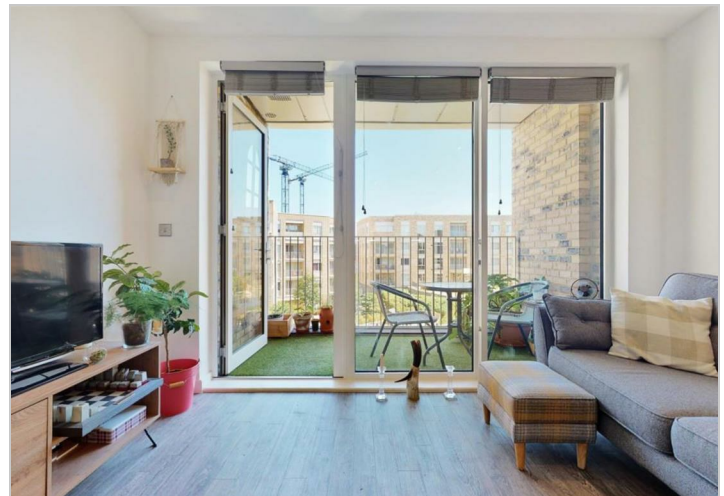
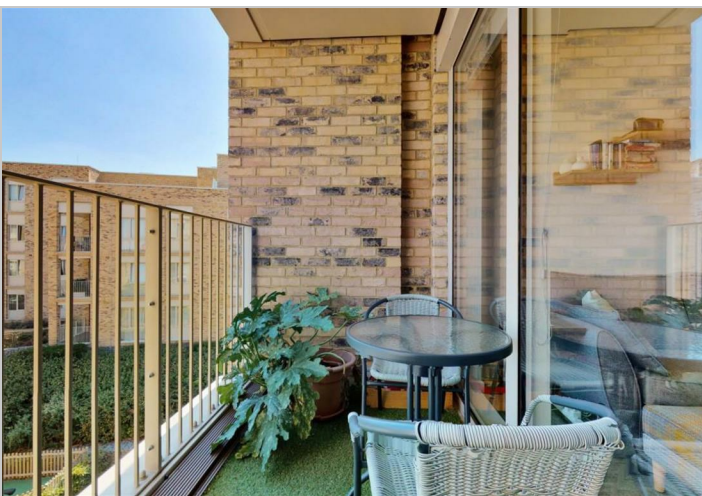
## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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