



## Sanders Lane, Mill Hill, NW7 1BD

£450,000 - Leasehold

A fantastic 2 double bedroom ground floor maisonette located only 0.2 miles from Mill Hill East Tube station. The property features a STUNNING private garden with Westerly aspect and beautiful garden office. Furthermore there is extensive garden storage including a bar, mature shrubs and a large patio with vegetable patch. Benefits within the flat include an 18ft reception/dining room, a modern kitchen and shower room and a large storage cupboard. The external common parts have been completely overhauled and the property would make an ideal first time purchase.

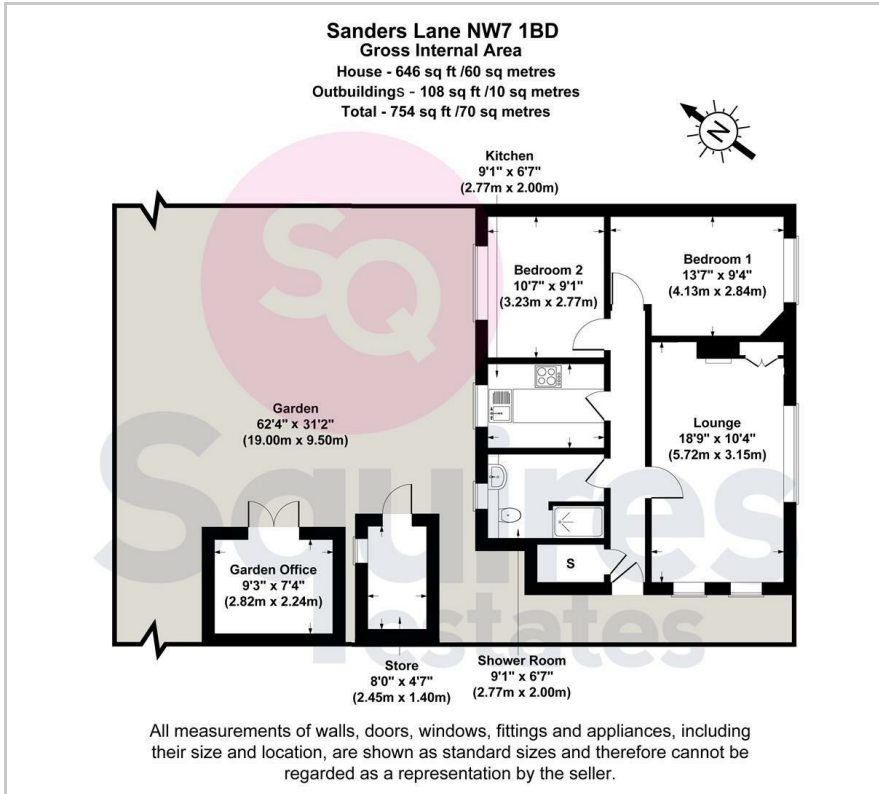
Lease: 125 years from 1st January 1993

Ground Rent: £10 per annum

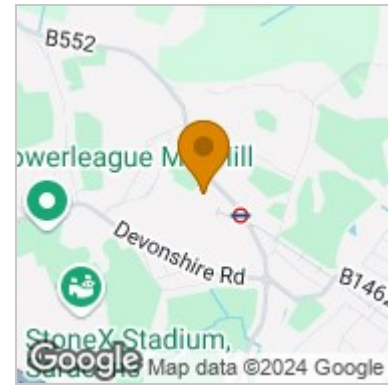
Service Charge: Approx. £465.85 per annum

- Ground floor maisonette
- 2 double bedrooms
- Stunning private garden
- Garden office
- Close to Tube
- Extensive storage
- Modern kitchen and shower room
- Barnet council tax band C

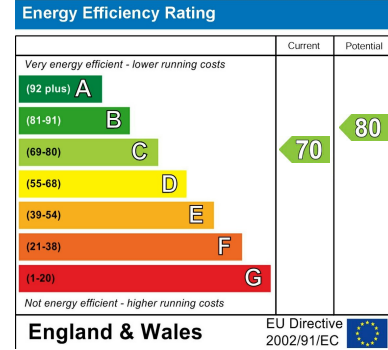
## Floor Plan



## 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.

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