



## Rowlands Close, Mill Hill, NW7 2DN

Offers In Excess Of £350,000 - Leasehold - Share of Freehold

**\*\*CHAIN FREE\*\*** A lovely 2 bedroom ground floor flat situated within this popular cul-de-sac off Bunns Lane. The property features a 17ft dual aspect reception room with wood flooring and benefits include a modern kitchen with integrated appliances, a contemporary bathroom, 1 allocated off street parking space and communal gardens. The flat is within easy reach of Mill Hill Broadway's train station and shops and would make an ideal first time purchase.

Lease: Share of Freehold with a lease of approx. 961 years  
Ground Rent: N/A  
Service Charge: £2702.34 per annum

- Purpose built
- 2 bedrooms
- Modern kitchen
- Contemporary bathroom
- 1 allocated parking space
- Communal gardens
- Chain free
- Barnet council tax band D

## Floor Plan

Approximate Gross Internal Area 641 sq ft - 60 sq m



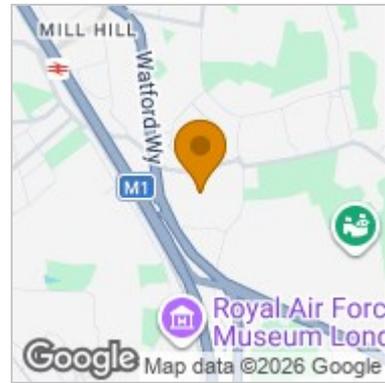
Ground Floor

PINK PLAN

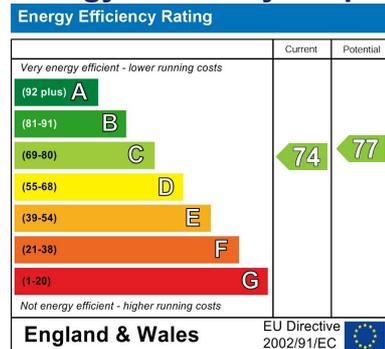
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



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.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

