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## Royal Engineers Way, Mill Hill, NW7 1PQ

£600,000 - Leasehold

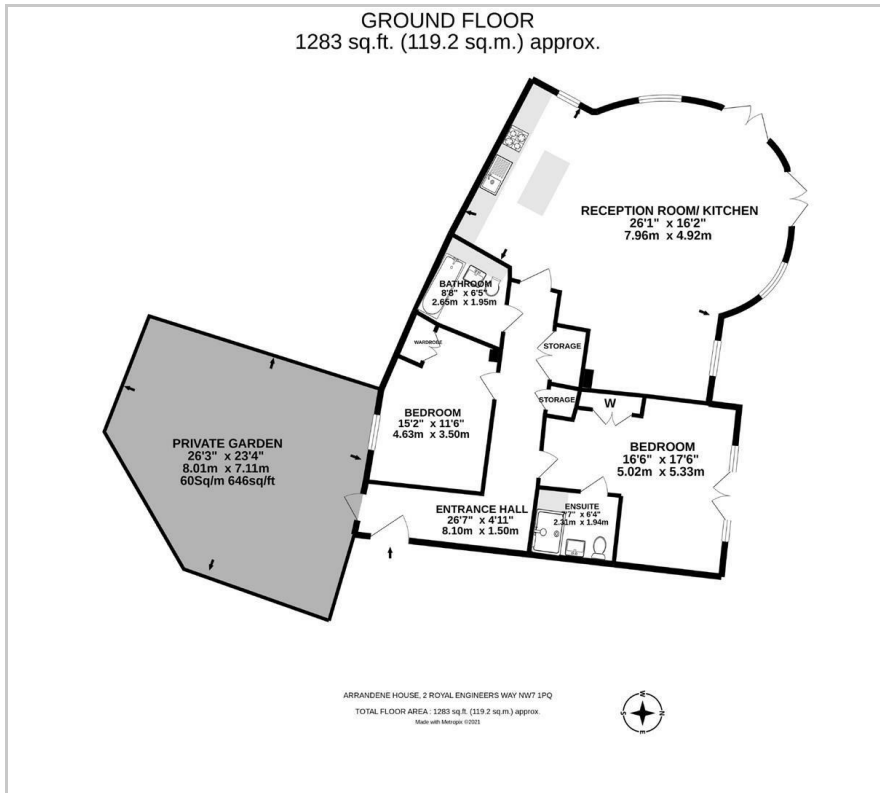
**\*\*CHAIN FREE\*\*** A rare opportunity to purchase this larger than average 1283 sq ft 2 double bedroom, 2 bathroom apartment situated on the ground floor of this purpose built block originally built by CALA Homes and located within the ever popular Millbrook Park development. To the best of our knowledge this is the only flat within the development with its own private garden space and further benefits include a 26ft reception room with open plan kitchen and island, an en-suite shower room to the master bedroom, extensive storage and TWO secure parking spaces. The property is situated just 0.3 miles from Mill Hill East Tube station and a Waitrose supermarket.

Lease: 125 years from 1st January 2015  
Ground Rent: £350 per annum  
Service Charge: Approx. £2500 per annum

- Purpose built
- 2 double bedrooms
- Private garden space
- 2 secure parking spaces
- 1283 sq ft
- 2 bathrooms (1 en-suite)
- Chain free
- Close to Tube and shops
- Extensive storage
- Barnet council tax band F



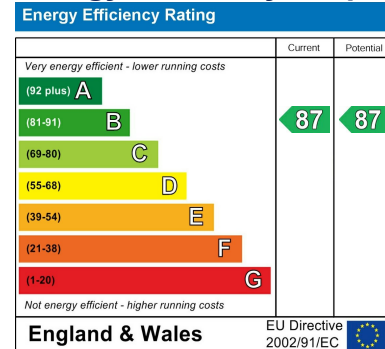
## Floor Plan



## 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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