



Sanders Lane, London, NW7 1BX

£325,000 - Leasehold

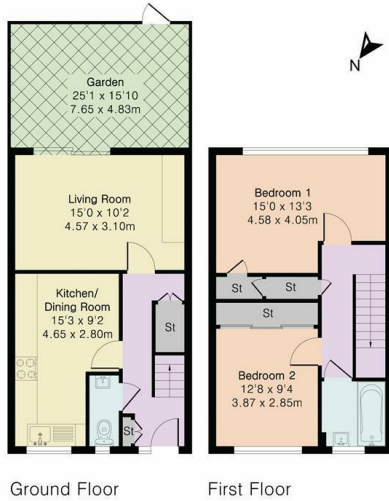
****CHAIN FREE**** A 2 double bedroom duplex flat situated on the ground and first floors of this purpose built block originally built by the Local Authority. Benefits include a 15ft reception room with direct access to a PRIVATE GARDEN, a 15ft eat-in kitchen, extensive storage and its own entrance. The flat is very well located for Mill Hill East Tube station, a Waitrose supermarket and a Virgin Active gym.

Lease: Approx. 82 years
Ground Rent: £10 per annum
Service Charge: Approx. £1031.20 per annum

- Duplex flat
- 2 double bedrooms
- Private garden
- Chain free
- Close to Tube
- Close to shops
- Own entrance
- Barnet council tax band C

Floor Plan

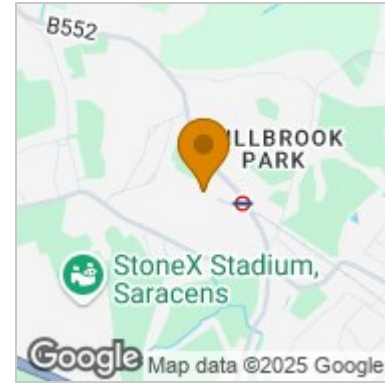
Approximate Gross Internal Area 772 sq ft - 72 sq m
 Ground Floor Area 386 sq ft - 36 sq m
 First Floor Area 386 sq ft - 36 sq m



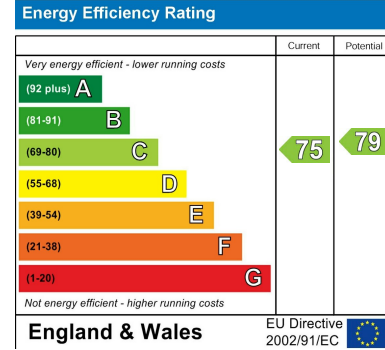
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes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



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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