



**PEACOCK CLOSE, LONDON, NW7**  
**£500,000 LEASEHOLD**

**A STYLISH TWO DOUBLE BEDROOM TWO  
BATH/SHOWER ROOM FIRST FLOOR APARTMENT**

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### DESCRIPTION:

We are pleased to offer this modern stylish two double bedroom first floor purpose built apartment set in landscaped grounds. The property is ideally located for Mill Hill East underground, Waitrose Supermarket, Virgin Active Gymnasium and local amenities and comprises of a large reception with balcony, two double bedrooms, bathroom, en suite shower room, lift in block and an allocated and gated underground parking space. Further benefits include a long lease and being offered on a chain free basis.

### TENURE:

Leasehold 234 years

Ground Rent: £300 per annum -  
Fixed for the duration of the term of the lease.

Service Charge: Approx. £3,800 per annum  
Including communal heating/hot water/underground parking.

### COUNCIL TAX:

Band E

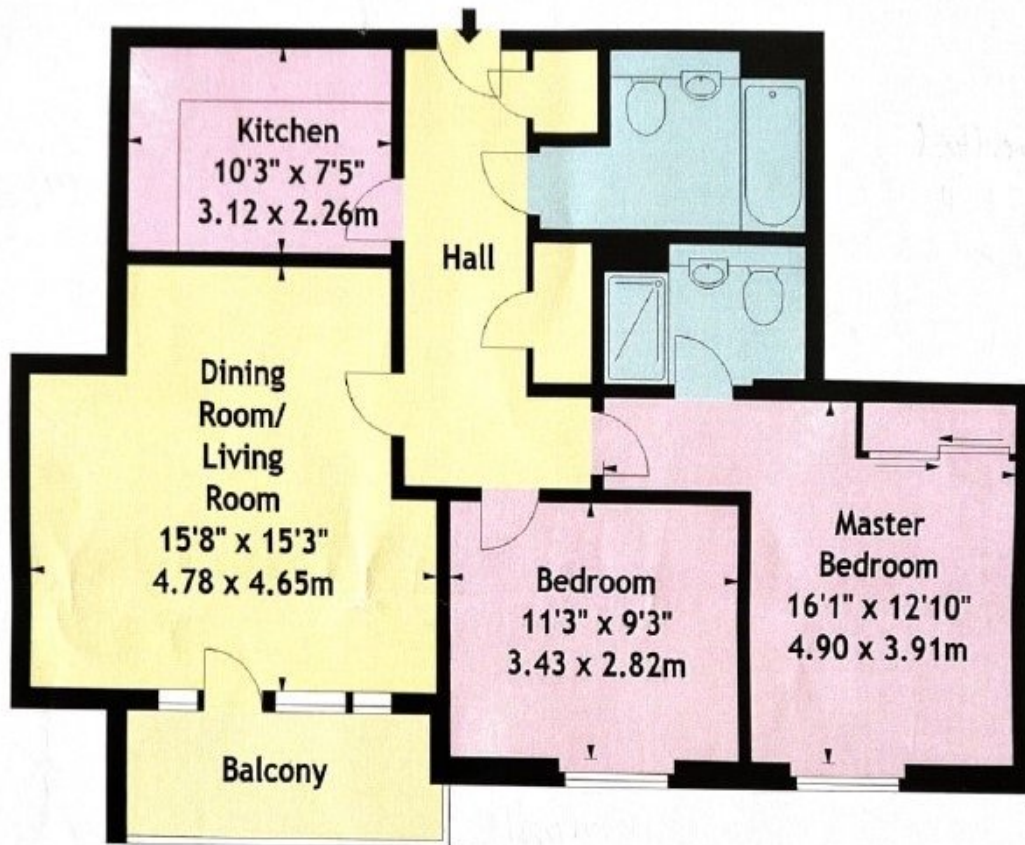
### AT A GLANCE

- First floor apartment
- Two double bedrooms
- Large reception with Balcony
- Bathroom + En Suite Shower room
- Lift in Block
- Allocated & gated underground parking space
- Long lease
- Chain free





Approx. Gross Internal Area  
795 Sq Ft - 73.86 Sq M



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	