



**ROYAL ENGINEERS WAY, MILL HILL EAST, LONDON, NW7
OFFERS IN EXCESS OF £400,000 SHARE OF FREEHOLD**

**A SPACIOUS BEAUTIFULLY PRESENTED ONE
BEDROOM APARTMENT SET IN A MODERN
DEVELOPMENT**

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DESCRIPTION:

Set in a modern development within easy access of Mill Hill East underground station and local shops and amenities, such as Waitrose and Virgin Active Gymnasium, we are pleased to offer this beautifully presented one bedroom first floor apartment. The property comprises of spacious open plan living/dining/fully integrated kitchen, access to private south facing balcony, large double bedroom with fitted wardrobes, spacious bathroom and ample storage throughout. Further benefits include underfloor heating throughout, lift-in-block and an allocated parking space. An internal viewing is highly recommended!

TENURE:

Share of Freehold – 118 years
Service Charge: Approx. £1920.00 per annum

COUNCIL TAX: Band D

AT A GLANCE

- Set in a modern development
- Ideally located for transport links & amenities
- Open plan living/dining/kitchen
- Double bedroom with fitted wardrobes
- Modern bathroom
- Underfloor heating throughout
- Allocated parking
- Share of Freehold





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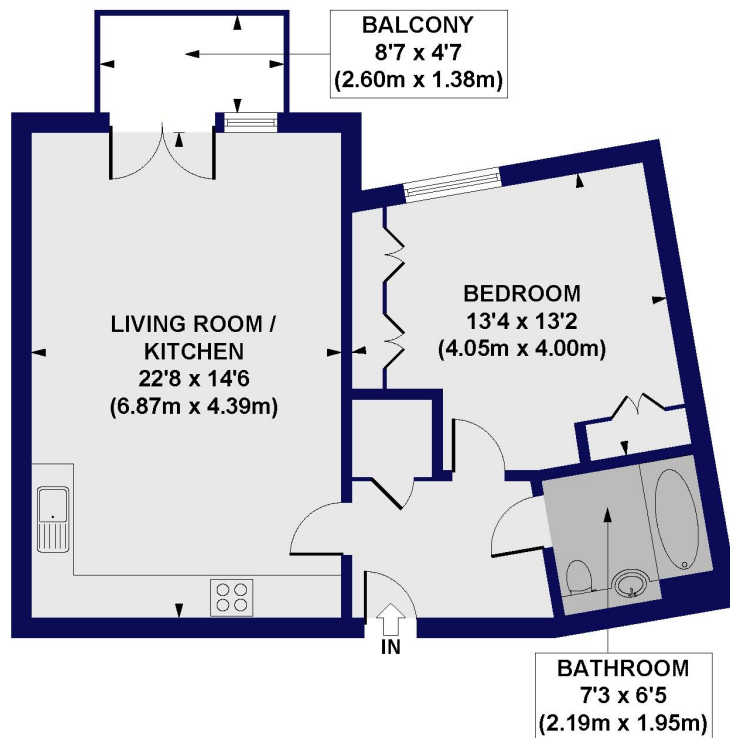


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Royal Engineers Way, NW7
 Approx. Gross Internal Floor Area 638 sq. ft / 59.28 sq. m



FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		