



Winkworth

Shillingford Close, London, NW7

£395,000 *Leasehold*



A well-presented two-bedroom, two-bathroom ground floor apartment situated within a purpose-built development in NW7.

The property offers bright and well-proportioned accommodation, comprising a welcoming reception room, a modern fitted kitchen, two bedrooms and two bathrooms, including a private en-suite to the principal bedroom.

KEY FEATURES

- Ground floor apartment
- Two bedrooms
- Two bathrooms
- En-suite to principal bedroom
- Modern fitted kitchen
- Purpose-built development
- Long lease
- Parking within the development
- Popular NW7 location



Winkworth



Winkworth

Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...



Winkworth

Further benefits include a long lease and allocated parking within the development, making this an ideal home or investment opportunity.

Located in a popular residential setting, the property provides convenient access to local amenities such as Waitrose, transport links (Mill Hill East underground) and the surrounding areas of Mill Hill and NW7.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

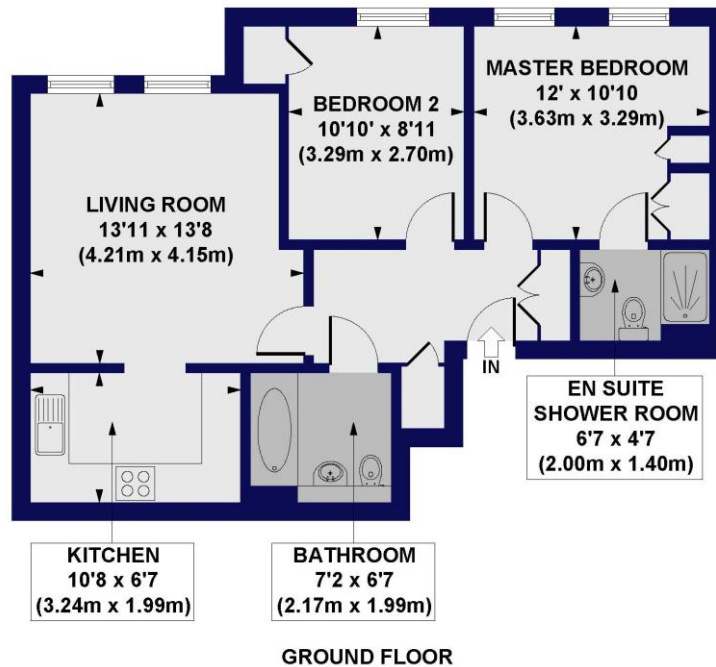


Winkworth

MATERIAL INFO

Tenure: Leasehold
Term: 972 year and 9 months
Service Charge: £2360.6 per annum
Ground Rent: £ 299 Annually (subject to increase)
Council Tax Band: E
EPC rating: C

Shillingford Close, NW7
 Approx. Gross Internal Floor Area 669 sq. ft / 62.17 sq. m

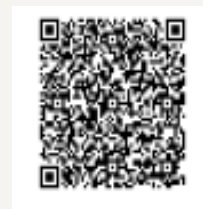


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as 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.

Winkworth

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN260219>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Finchley

020 8349 3388 | finchley@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.