



**MILESPIT HILL, LONDON, NW7
OFFERS IN THE REGION OF £380,000 LEASEHOLD**

**A GROUND FLOOR MAISONETTE WITH
PRIVATE FRONT & REAR GARDENS**

Finchley | 020 8349 3388 | finchley@winkworth.co.uk



DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS!

We are pleased to offer this bright and spacious ground floor maisonette, located approx. 15 minutes' walk to Mill Hill East underground station, bus routes, Waitrose supermarket, Virgin Active Gymnasium and local shopping facilities. The property comprises of a private front garden, spacious reception room, two double bedrooms, fitted kitchen, bathroom and private rear garden. Offered on a chain free basis, an internal viewing is highly recommended!

TENURE:

Leasehold: 90 years 2 months
Ground Rent: £10.00 per annum

COUNCIL TAX: Band C

AT A GLANCE

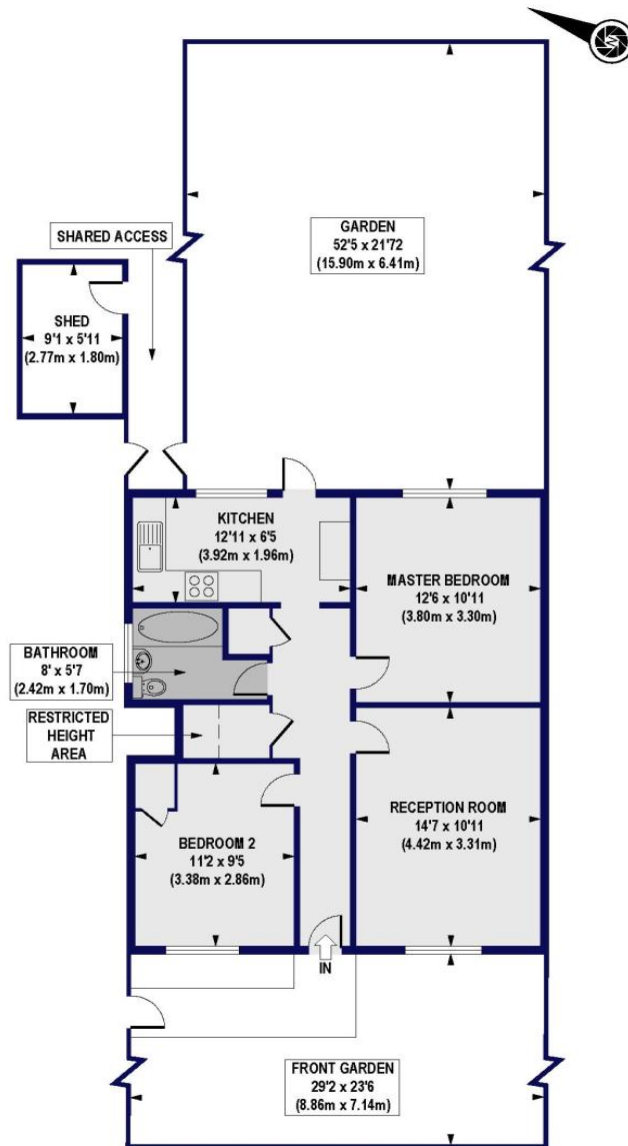
- Ground floor maisonette
- Two double bedrooms
- South facing reception
- Modern kitchen & bathroom
- Private front & rear gardens
- Offered chain free





Milespit Hill, NW7

Approx. Gross Internal Floor Area 635 sq. ft / 58.95 sq. m
(Excluding Restricted Height Area & Shed)



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.

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(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	