



PEACOCK CLOSE, LONDON, NW7
£375,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED ONE BEDROOM
GROUND FLOOR APARTMENT WITH PRIVATE
BALCONY, IN A HIGHLY DESIRABLE AREA**

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DESCRIPTION:

Set in the highly sought-after Millbrook Park development, in a prominent and elevated position in a most sought-after leafy location on the southern slopes of Mill Hill, is this rare opportunity to purchase this fantastic one bedroom ground floor apartment. The property is a short walk from Mill Hill East tube station (Northern line) as well as a Waitrose and a Virgin Active gym (0.3 miles), local coffee shops and amenities and further benefits from being on a no through road for traffic. The property is entered through the front entrance of the building, with no steps and comprises of a spacious hallway with extensive storage cupboards and natural oak wood flooring, a separate fully fitted kitchen with granite worktops, and views over a lawned area, a spacious living/dining room with natural oak wood flooring and three large floor-to-ceiling windows with a patio door leading to a private balcony. The large double bedroom has ample fitted storage cupboards and is connected to the well-designed Jack and Jill bathroom.

TENURE:

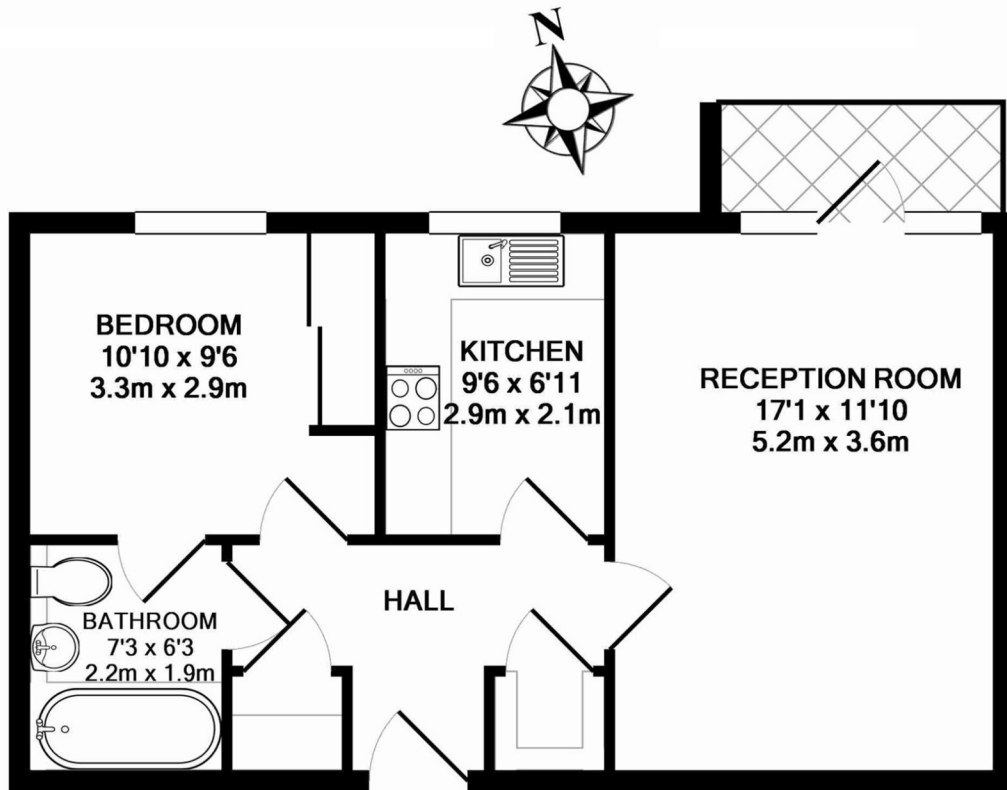
Leasehold:	Approx. 236 years
Service Charge:	£2328.00 per annum
Ground Rent:	£250.00 per annum
Council Tax:	Band D

AT A GLANCE

- Highly sought-after development
- Close to tube, shops and gym
- Private allocated parking
- Ground floor
- Separate kitchen
- Private balcony
- Natural oak flooring
- Excellent storage
- Leasehold
- Chain free







TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	80
(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	