



**LANGSTONE WAY, MILL HILL EAST, LONDON, NW7  
OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A WELL-PRESENTED TWO BEDROOM/TWO  
BATHROOM FLAT SET IN AN IDEAL LOCATION**

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### DESCRIPTION:

We are pleased to offer this well-presented second floor apartment, ideally located for Mill Hill East underground, Waitrose Supermarket, Virgin Active Gym and local amenities. The property is set in a well-kept building and comprises open plan living/kitchen, two bedrooms, en suite to master bedroom and family bathroom. Further benefits include lift-in-block, allocated parking space and communal roof terrace. Offered with a long lease and on a chain free basis, this would be an ideal purchase for a First Time Buyer or Buy-To-Let Investor. An internal viewing is highly recommended!

### TENURE:

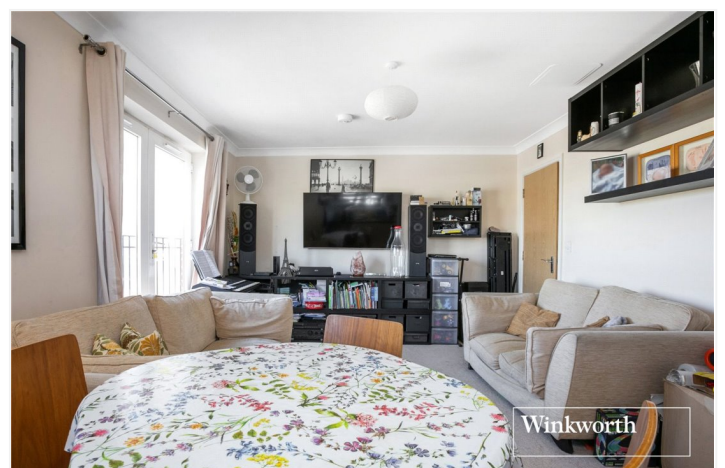
Leasehold :	974 years 11 months
Service Charge :	£2105.00 per annum
Ground Rent :	£372.00 per annum

### COUNCIL TAX:

Band E

### AT A GLANCE

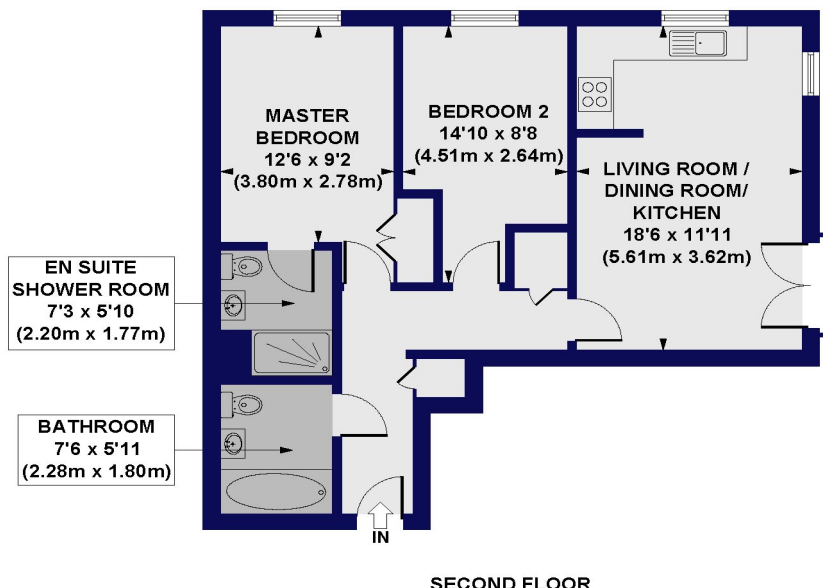
- Modern purpose built block
- Second floor
- Lift in block
- Two bedrooms
- Open plan living/kitchen
- En suite to master bedroom
- Allocated parking
- Offered chain free & long lease







Langstone Way, NW7  
Approx. Gross Internal Floor Area 676 sq. ft / 62.83 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(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	