



Winkworth



Winkworth



Winkworth

SHILLINGFORD CLOSE, NW7
£420,000 LEASEHOLD

TWO BEDROOM TWO BATHROOM APARTMENT

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

Winkworth

for every step...

winkworth.co.uk

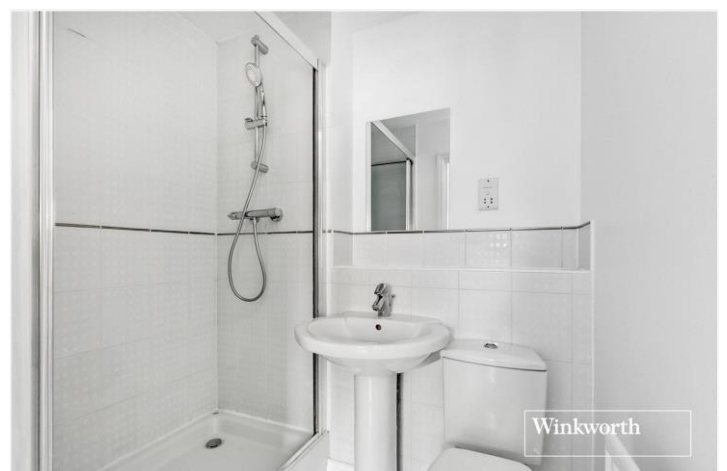


DESCRIPTION:

Offered for sale, on a chain free basis, is this well presented and spacious first floor flat, set within a purpose built block. The property offers two bedrooms, one with en-suite and a separate family bathroom. The apartment benefits from having a larger than average reception leading onto an integrated kitchen/ breakfast room. The property benefits further from having an allocated parking space and is situated in the popular Lidbury Square development within walking distance of Mill Hill East Underground Station and amenities.

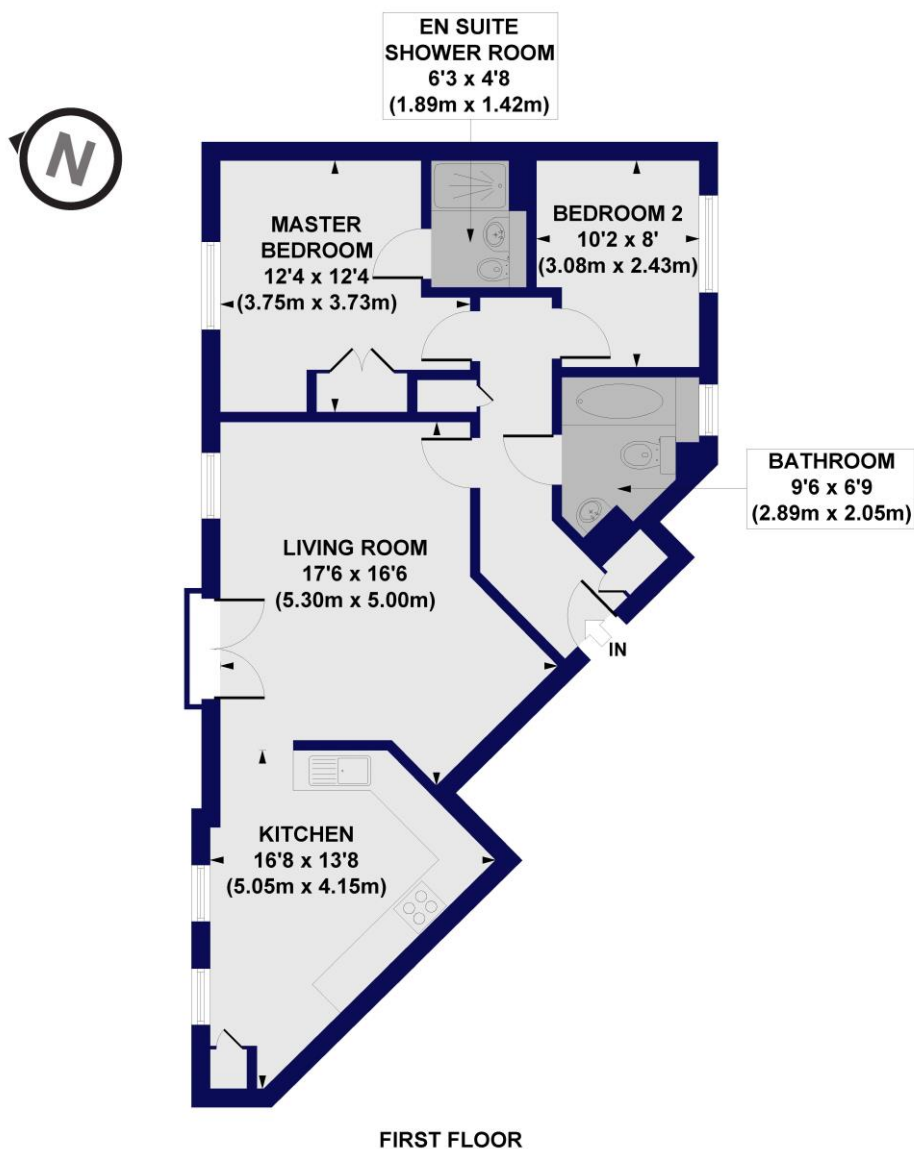
AT A GLANCE

- Two bedrooms
- En-suite to main bedroom
- Spacious reception
- Allocated parking
- Chain free





Shillingford Close, NW7
Approx. Gross Internal Floor Area 765 sq. ft / 71.03 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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 973 year and 9 months

Service Charge: £4800.00

Ground Rent £299.00

Council Tax Band: E

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.

Winkworth

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

for every step...

winkworth.co.uk

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.