



Rosebery Place, Mill Hill, London, NW7 2FA

£479,950

Leasehold



- BEAUTIFUL TWO DOUBLE BEDROOM APARTMENT
- TOP (2ND FLOOR) WITH LIFT & ENTRY PHONE
- TWO FULLY TILED BATHROOMS
- MODERN GATED DEVELOPMENT
- ALLOCATED PARKING
- FITTED WARDROBES & AMTICO FLOORING
- MODERN OPEN PLAN KITCHEN WITH INTEGRATED AEG APPLIANCES
- CLOSE PROXIMITY TO OUTSTANDING NURSERIES & SCHOOLS
- WALKING DISTANCE TO MILL HILL BROADWAY
- NO STAMP DUTY TO PAY**

** Based on residential purchase only

Property Description

Finished to a beautifully high standard throughout, this purpose built 734 sq ft apartment features two double bedroom, two bathroom (one en-suite shower room) on the second (top) floor of this sought after modern gated development on Rosebery Place, just a short walk from Mill Hill Broadway. Built approximately 4 years ago.

Featuring a bright and spacious open plan fitted kitchen/living room with two Juliette Balconies off the lounge, gas cooker, AEG integrated appliances including dishwasher and washing machine, master bedroom with en-suite shower room and Juliette Balcony, custom-built fitted wardrobes in both bedrooms, allocated parking, lift access, entryphone system, Amtico flooring, gas central heating, double glazed, communal gardens and conveniently located close to Mill Hill Thameslink train station, gyms, Mill Hill Park and to the shops, coffee shops, restaurants and Mill Hill Broadway.

KITCHEN/RECEPTION 20' 10" x 15' 8" (6.35m x 4.78m) Bright and airy living room with open plan kitchen with integrated AEG appliances including fridge/freezer, built under electric oven with gas hob and extractor over, dishwasher and newly fitted washing machine. Amtico wood effect flooring. Two Juliette balconies, upvc double glazed windows. Custom built fitted media unit and display shelves.

MASTER BEDROOM 14' 2" x 12' 3" (4.32m x 3.73m) Double bedroom with custom fitted wardrobes, carpeted floor, juliette balcony, upvc double glazed windows, door to en-suite shower room.

ENSUITE Fully tiled shower room with electric shower and bi-heated towel rail, w.c., pedestal wash hand basin, upvc double glazed window.

BEDROOM 2 14' 0" x 9' 10" (4.27m x 3m) Double bedroom, carpeted floor, custom built wardrobes, upvc double glazed window.

BATHROOM Fully tiled bathroom with shower over bath, w.c., pedestal wash hand basin, bi-heated towel rail.

AREA This attractive location benefits from the abundant relaxing parks and open green spaces which surround Mill Hill as well as fantastic connections into the vibrant capital. Residents of Rosebery Place will experience an





unrivalled quality of living, with the convenience of the city in dose reach along with the opportunity to make the most of the serene green spaces nearby. The established setting of Mill Hill has been a lure to those seeking a leafy retreat close to the comforts of the city since the 17th century. The quaint collection of local shops and restaurants populating Mill Hill Broadway and Mill Hill East adds to this area's pastoral feel, with modern amenities such as Waitrose adding contemporary convenience. Situated between The Broadway and Brent Cross shopping centres, Rosebery offers a range of exciting shopping opportunities. Familiar labels from the Apple store to Banana Republic, John Lewis to Jigsaw, and coffee shops devoted to creative cupcakes, are all within easy reach as well as the independent and quirky shops which decorate Mill Hill's charming centre. For those looking to go further afield, Mill Hill's excellent commuter links can take Rosebery Place residents straight into the bustling streets and big label shopping opportunities London offers with frequent underground services from Mill Hill East connecting to the Central Line at Bank. For those looking for energetic pursuits, Virgin Active on Langstone Way offers a pool, gym, studios and spa, while Cophthal Leisure Centre approximately a mile away is a flagship centre for swimming. You can take to the tennis courts of Bittacy Hill Park, while the Metro Golf Centre offers mini-putting. Together with Finchley Golf Club's parkland course you will find some of North London's finest golf. Or try Frith Manor Equestrian Centre set in 30 acres and equipped with a floodlit menage. Rosebery Place is conveniently located for enjoying the best of London. With Mill Hill East and Colindale stations under 2 miles away offering connections to the Northern and Piccadilly lines, a night out in fashionable Camden Town or a shopping trip to Oxford Circus can be a snap decision. For those looking to go further afield, National Rail services run to Central London, Wimbledon and Sutton, St Albans and Luton from Mill Hill Broadway Station.

LEASE 120 years unexpired (as advised)

SERVICE CHARGE Approx. £2100 per annum (as advised)

GROUND RENT £250 per annum

PARKING Allocated parking within gated development

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveying experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

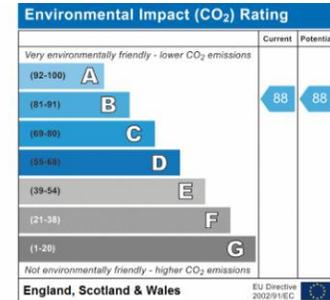
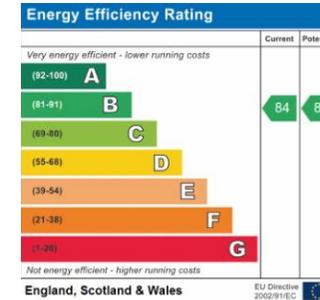
In accordance with the Estate Agency Act 1979, we hereby declare a personal interest in the sale of this property.



Palmerstone Court, NW7

CAPTURE DATE 03/08/2020 LASER SCAN POINTS 25,465,515

GROSS INTERNAL AREA
68.20 sqm / 734.10 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.20 sqm / 734.10 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
65.31 sqm / 702.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 69.71 sqm / 750.35 sqft
IPMS 3C RESIDENTIAL 67.17 sqm / 723.01 sqft
SPEC ID: 5f1845ce4bcf9b50e2500654



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