



BITTACY COURT BITTACY HILL

LONDON, NW7 1HY

£300,000
LEASEHOLD

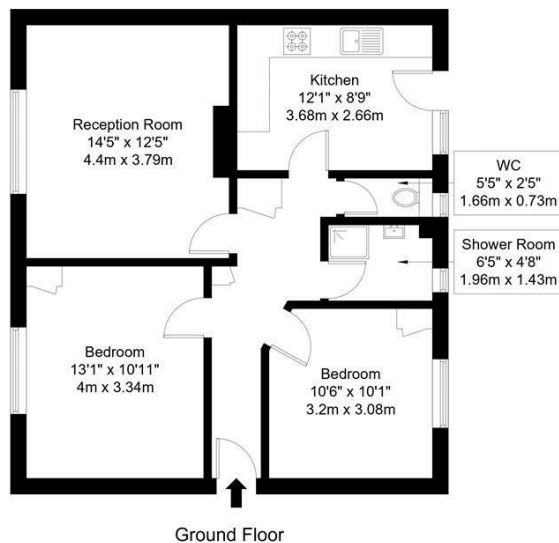
A spacious 704 square foot approximately well proportioned and exceptionally well presented two bedroom ground floor apartment situated within this popular purpose built development, offering very convenient access to local amenities, transport links and green open spaces. The property comes with a newly extended 174 year lease and is energy efficient with an EPC rating of C. The property is also situated very close to Mill Hill East (Northern line) tube station.

The property also benefits from a bright and spacious reception room, two good size double bedrooms, a separate recently refurbished modern fitted eat-in kitchen, a recently refurbished fully tiled shower-room with separate WC, ample storage throughout, a separate outbuilding storage room and gated residents parking on a first come first served basis. The apartment offers fantastic potential for both first time buyers and investors alike.

david harris & co

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Approx Gross Internal Area = 65.4 sq m / 704 sq ft



Ground Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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