



Royal Engineers Way, Mill Hill, NW7

 1 Bedroom  1 Bathroom  1 Reception

£380,000



Adam Hayes - Finchley Central Office - Sales 348 Regents Park Road, Finchley Central, London, N3 2LJ  
Tel: 0208 189 6333 Email: [info@adam-hayes.co.uk](mailto:info@adam-hayes.co.uk) Web: [www.adam-hayes.co.uk](http://www.adam-hayes.co.uk)

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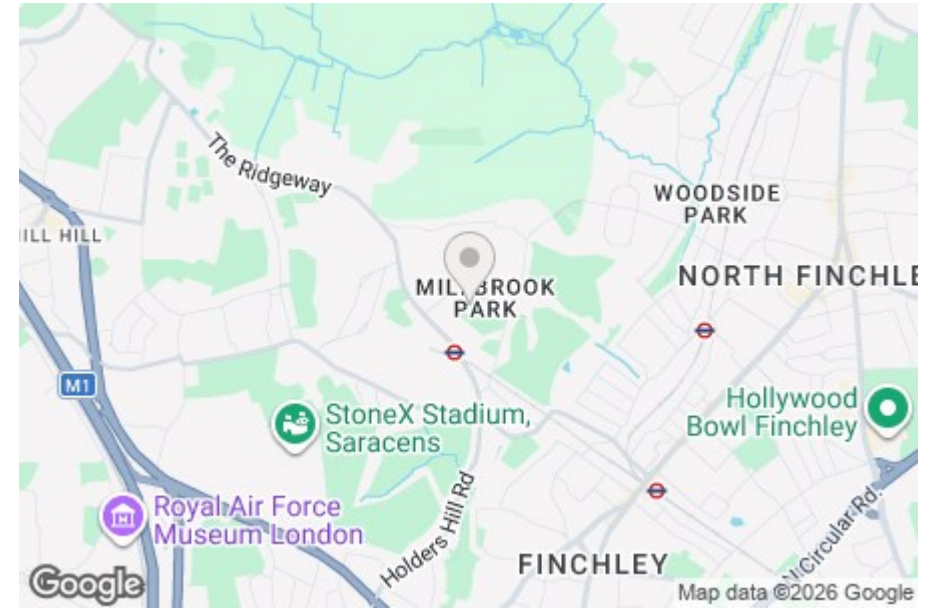
1 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- One Double Bedroom
- Raised Ground Floor Apartment
- Modern Open Plan Kitchen/Reception
- Private Patio
- Share of Freehold
- Underfloor Heating
- Allocated Undercroft Parking

### Other Information

Tenure: Share of Freehold  
Length of Lease: 989 Years  
Ground Rent: Nil  
Service Charge: £2,377.85 P/A  
Council Tax Band: D



### Nearest Stations

Mill Hill East Station 0.2 miles  
Finchley Central Station 0.9 miles  
West Finchley Station 0.1 miles

### Property Description

Set within a modern and well-maintained development, and conveniently located within walking distance of local shops, amenities, and London Underground Northern Line services at Mill Hill East Station, is this stunning larger than average one double bedroom ground floor apartment offering approx. 692sq ft of internal space. The property has been beautifully decorated throughout and offers a spacious reception room measuring approximately 24ft, featuring a contemporary fitted kitchen with integrated appliances that flows seamlessly into a dining area - creating an ideal space for both relaxing and entertaining. The generously sized double bedroom overlooks the attractive communal gardens and benefits from fitted wardrobes. Additional features include direct access onto a private patio, a modern three-piece bathroom suite, underfloor heating throughout, ample storage space, allocated undercroft parking, and the use of well-maintained communal gardens. This impressive apartment would make an ideal purchase for first-time buyers or those seeking a stylish, ready-to-move-into home. To truly appreciate the location, condition, and overall size of this wonderful home, an internal viewing is highly recommended through the vendor's sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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	

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Approximate Gross Internal Area  
692 sq ft - 64 sq m



### Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.