



**SANDERS LANE, MILL HILL EAST, LONDON, NW7
OFFERS IN EXCESS OF £350,000 LEASEHOLD**

**A SPACIOUS WELL-PRESENTED FIRST AND
SECOND FLOOR DUPLEX MAISONETTE**

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DESCRIPTION:

STAMP DUTY FREE FOR FIRST TIME BUYERS!

We are pleased to offer this bright and spacious first and second floor duplex maisonette, located approx. 5 minutes' walk to Mill Hill East underground station, bus routes, Waitrose supermarket, Virgin Active Gymnasium and local shopping facilities. The property comprises of a modern fitted kitchen, a spacious reception room and WC to the first floor and two double bedrooms and bathroom to the second floor. Further benefits include a private balcony, ample internal storage, an external storage cupboard, off street parking and being offered on a chain free basis. An internal viewing is highly recommended!

TENURE: Leasehold: 84 years
Service Charge: £1197.00 per annum
 (Including Build. Insurance/ Maintenance & Repair/Grounds maintenance/block lighting)
Ground Rent: £10.00 per annum

COUNCIL TAX: Band C

AT A GLANCE

- Duplex maisonette
- Within easy access of amenities & transport links
- Two double bedrooms
- Modern fitted kitchen & bathroom
- Spacious reception room
- Balcony
- Offered chain free



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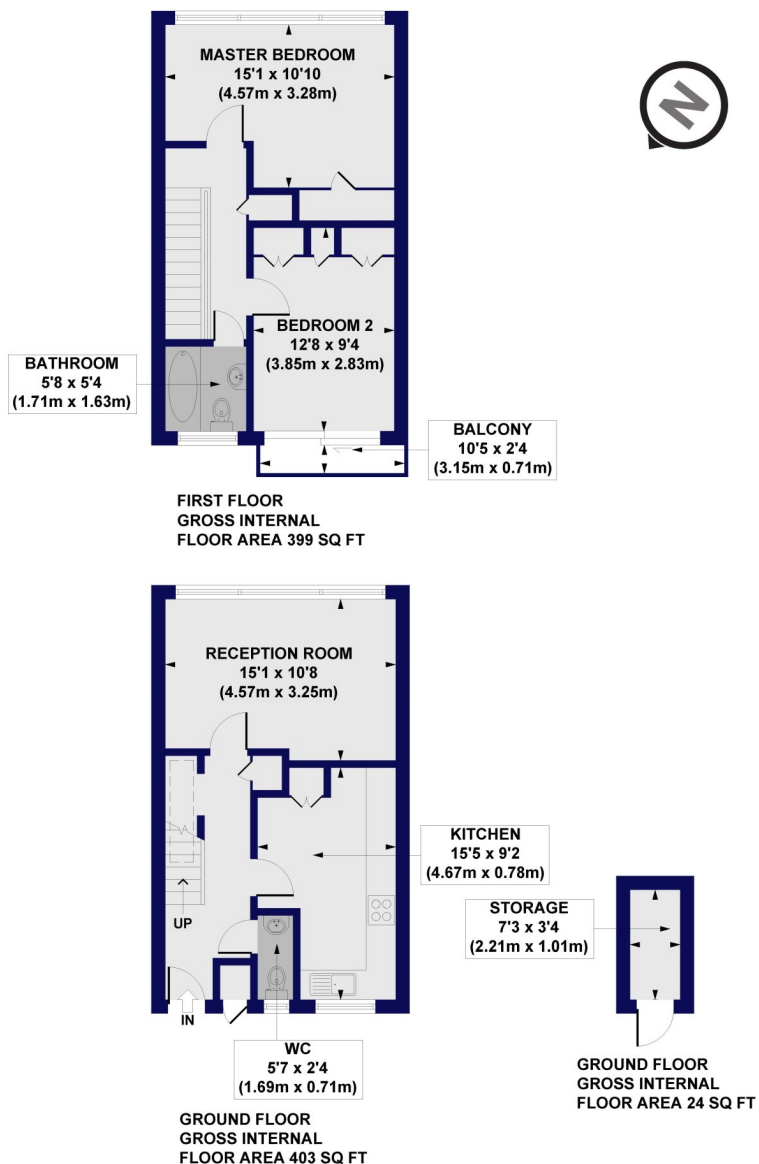
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Sanders Lane, NW7

Approx. Gross Internal Floor Area 825 sq. ft / 76.67 sq. m (Including Storage)

Approx. Gross Internal Floor Area 801 sq. ft / 74.44 sq. m (Excluding Storage)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	