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# COSWAY



## Garrison Heights, Millbrook Park, NW7,

780 Sq Ft - Situated within the highly sought-after Millbrook Park development in Mill Hill is this exceptionally spacious one-bedroom apartment, set on the second floor of a modern purpose-built block.

The property offers a generous entrance hallway leading to a bright and well-proportioned reception room with direct access to a private balcony, providing an ideal space for both relaxing and entertaining. The separate modern fitted kitchen benefits from ample storage and worktop space, including additional bespoke cupboards.

The bedroom is particularly impressive in size and features fitted wardrobes, while the contemporary fully tiled bathroom is finished to a high standard with a modern three-piece suite. A separate utility area further enhances the practicality of the apartment.

Additional benefits include lift access, allocated parking, and well-maintained communal areas. The property is conveniently located within walking distance of Mill Hill East Underground Station (Northern Line), as well as the local shops, cafés, and amenities of Millbrook Park. Chain Free. Sole Agent.

£400,000



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1



1



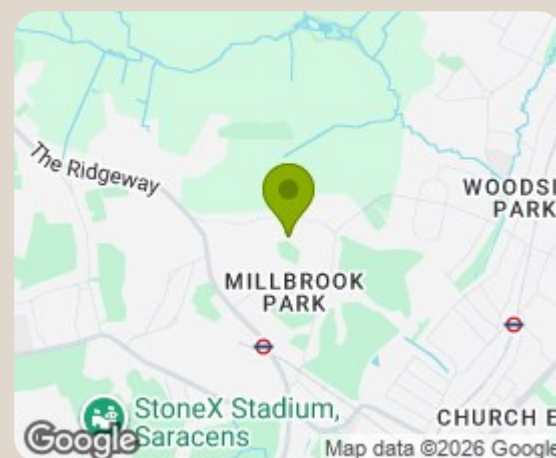
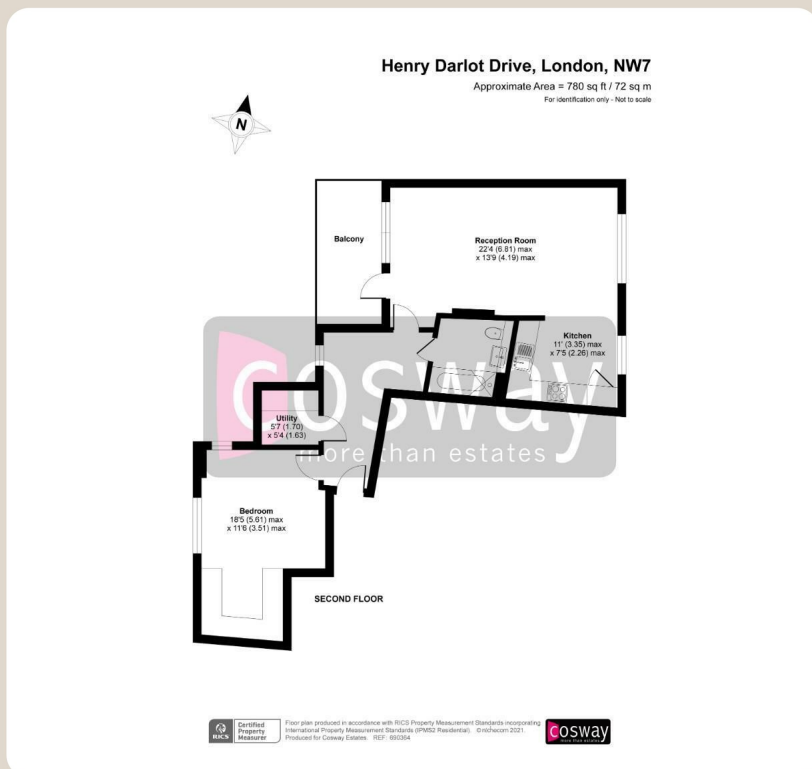
B

- 780 Sq Ft - Large 1 Bedroom Flat
- Stunning Living Space
- Main Bedroom With Walk-In-Wardrobe
- Family Bathroom
- 22ft Reception/Dining room
- Separate Utility Room
- 1 Underground Parking Space (space for 2 small cars)
- Extensive Fitted Cupboards
- Balcony & Lift
- Low Service Charge & Long Lease



Floor plan

Local area map



Energy efficiency

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 84                      | 84        |
|                                             | EU Directive 2002/91/EC |           |

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## Book a viewing

Please call **020 8959 0011** to arrange a viewing appointment for this property or if you require further information.

**COSWAY**

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