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# COSWAY



## Mill Hill, NW7, NW7

Situated within the sought-after Sunstone Court development on Selvage Lane, NW7, is this well-presented and spacious two bedroom apartment, offered chain free and ideally suited for both owner-occupiers and investors.

The property features a bright and airy open-plan kitchen / reception room, benefiting from large windows and ample natural light, creating a comfortable and versatile living space.

There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Additional benefits include lift access, video entry system, and an allocated parking space, adding to the convenience and security of the development.

Located approximately 0.8 miles from Mill Hill Broadway, the property is within easy reach of a wide range of shops, cafés, and transport links, making it an excellent choice for commuters and families alike.

£375,000



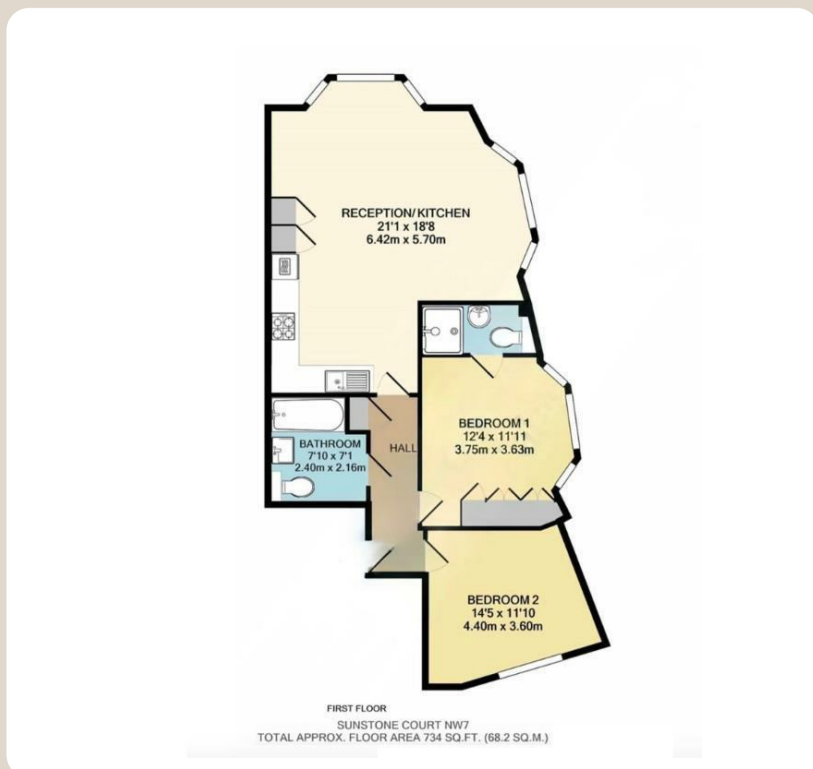
- Two bedroom apartment
- En-suite to principal bedroom
- Allocated parking space
- First floor
- Family bathroom
- Lift access
- Open plan kitchen / reception room
- Bright and spacious throughout
- Ideal first time buy or investment





Floor plan

Local area map



Energy efficiency

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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>                  | 82      | 82        |
| 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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