



Royal Engineers Way, Mill Hill East, NW7

Asking Price: £579,950

 Benham
& Reeves

Royal Engineers Way, Mill Hill East, NW7

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEa240071

Spanning an impressive 817 (approx.) square feet is this contemporary two bedroom, two bathroom apartment located in the highly sought after Plaza collection – Mill Hill. This immaculate home is built up of a custom designed, fully integrated kitchen with handle-less shaker style wall and base units in a matt lacquer finish, marble effect composite stone worktops and tiled splashback. The current homeowners have a custom fitted kitchen island constructed by the same manufacturer offering ample storage and a place to dine and work. The bright and spacious living room offers a south east aspect with access to a private balcony fitted with artificial grass which overlooks the residents landscaped courtyard. Both bedrooms are carpeted and offer ample room with bedroom one having the added luxury of built in wardrobes with motion sensed lighting and ensuite shower room. The ensuite and family bathroom are stylishly fitted with Terrazzo floor tiles, gloss ceramic tiles to bath and shower areas, and Villeroy & Boch chinaware. Further benefits include underfloor heating throughout, engineered timber herringbone flooring to living, dining, kitchen and hallway areas, all rooms have custom fitted remote-controlled electric blinds, freestanding washer/dryer located in utility cupboard, audio and visual access control to access the apartment with fob access to main building door, and an underground parking space with EV charging.

Plaza Collection at Millbrook Park presents the best of London living in a leafy, well-connected community. Situated opposite Mill Hill East Underground Station (Northern line – Zone 4), and overlooking the vibrant new public plaza, which is home to an exciting array of retail stores and cafés, this is the perfect location for those who want to enjoy all that London has to offer in a uniquely green and peaceful environment. Residents have the luxury of a dedicated concierge service, screening room and multi-function room with kitchen facilities.

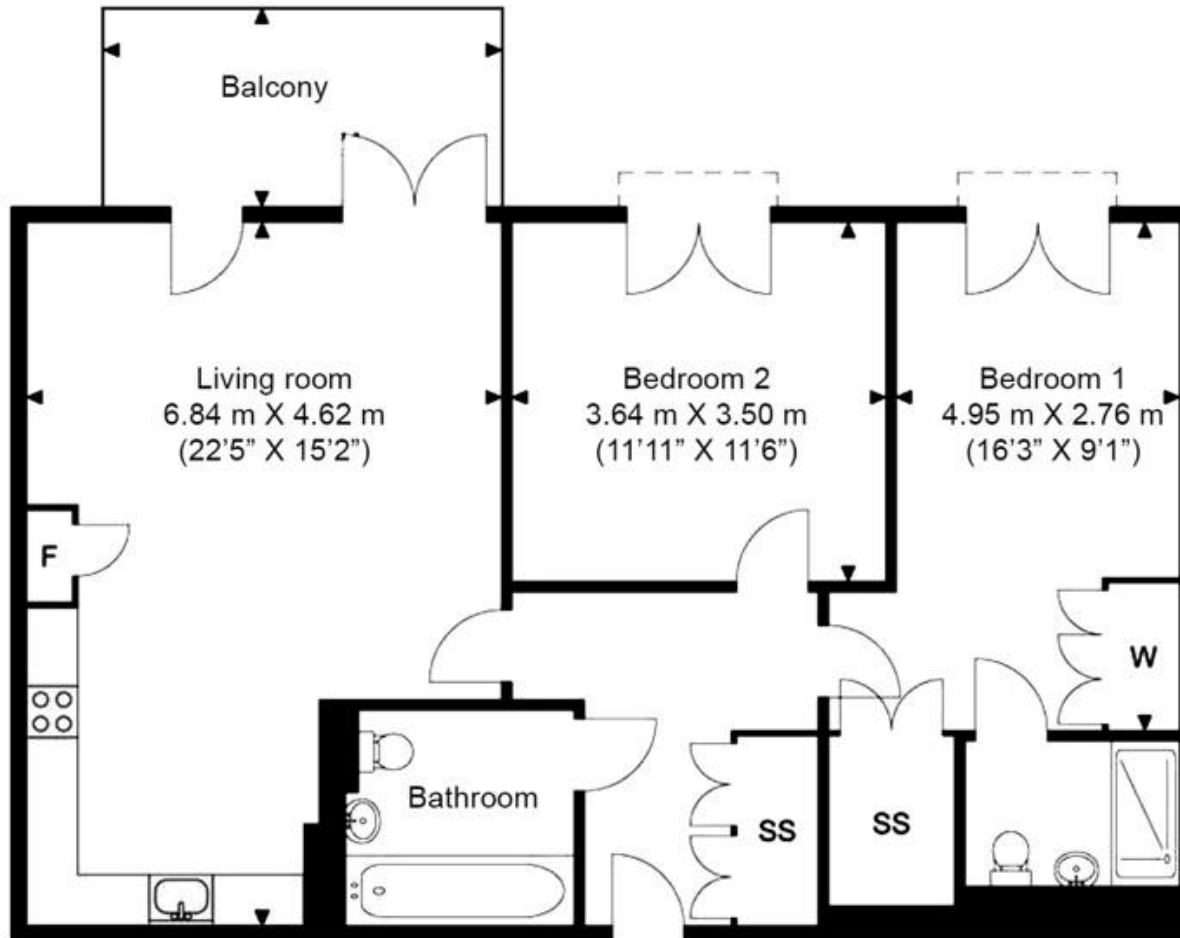




Property Features:

- Allocated Space with EV Charging
- NHBC Warranty
- Immaculate Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- 817 Square Feet (Approx.)
- South East Private Balcony
- Residents Concierge, Screening & Function Room
- Mill Hill East Underground Station (Northern Line)

Fourth Floor
Total Gross Internal Area
 75.9 Sq/m - 817 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 30/01/3018
Approximately 993 Years Remaining

Ground Rent: N/A

Service Charge: £3,459.66 approx. (per annum)
01/04/23-31/03/2024

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240071

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