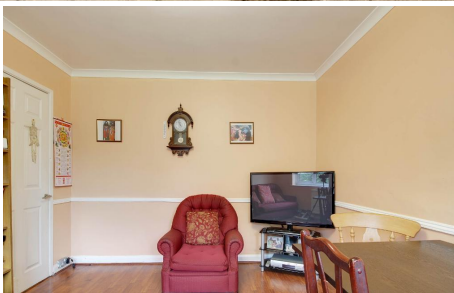


## 2 Bedroom Maisonette for Sale - £344,950

Milesplit Hill, Mill Hill, London, NW7 2PL



### KEY FEATURES:

- TWO DOUBLE BEDROOM MAISONETTE • FIRST FLOOR • LARGE LOUNGE • MODERN FITTED KITCHEN & BATHROOM • FULLY DOUBLE GLAZED • OWN GARDEN • ONE STORAGE GARAGES • CHAIN FREE



## Description

Reed & Co are pleased to offer this two double bedroom first floor maisonette with a spacious lounge, modern fitted kitchen & bathroom, doubled glazed throughout, gas central heating, own garden with two storage garages, close to excellent schools, shopping, fitness center, Hendon golf club & Mill Hill East Tube Station. Offered CHAIN FREE.

## Ground Floor

**Entrance** - Double glazed front door to stairs leading to landing

**Exterior** - Spacious garden mainly laid to lawn, two large storage garages.

## First Floor

**Hallway** - Access to loft, built-in storage cupboard, doors to...

**Lounge** - Double glazed window to rear, wood flooring, radiator.

**Kitchen** - Double glazed window to rear, fitted range of eye & base level units, 1 1/2 bowl single drainer sink unit with mixer taps, , space for electric cooker, fridge freezer & washing machine, breakfast bar, wall mounted boiler, partly tiled.

**Bedroom One** - Double glazed window to front, fitted range of wardrobes with recess for double bed, radiator.

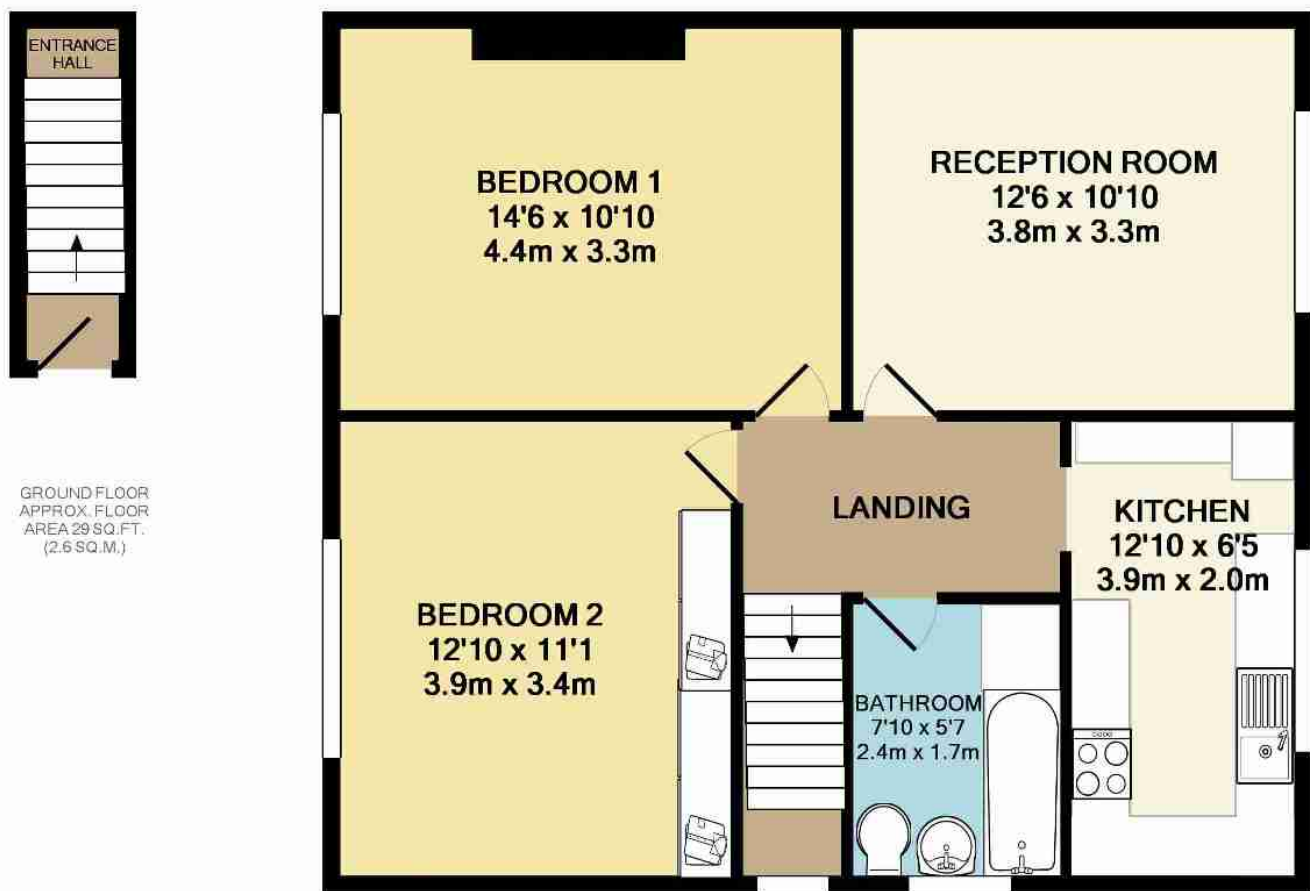
**Bedroom Two** - Double glazed window to front, radiator.

**Bathroom** - Frosted double glazed window to side, paneled bath with mixer taps, wash hand basin, low level WC, partly tiled, radiator.



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>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1ST FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)

MILESPIT HILL, MILL HILL, LONDON NW7  
TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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