



11 Mallow Mead Abercorn Road, London, NW7 1JJ

Finchleys are pleased to offer this CHAIN FREE, SHARE OF FREEHOLD bright and airy top floor, two double bedroom, purpose-built flat, originally built by the Local Authority, within walking distance of both Mill Hill East and Finchley Central stations.

Offered for sale in ready to move into condition, the flat benefits from wooden floors and double glazing throughout, private section of rear gardens and extensive storage including the loft (potentially be converted into a 3rd bedroom with the necessary planning permission). Gas-fired central heating with a combi boiler.

The flat is arranged as follows: Hallway: With storage cupboard. Lovely bright double-aspect reception room. Fully-fitted kitchen with double electric oven and gas hob and white goods. Newly-decorated bathroom including bathtub with shower screen. Large wood built outhouse for storage. A separate storage unit at the entrance to the block.

- Share of Freehold
- 2 Double Bedrooms
- Great Location
- Nil Service Charge
- Chain Free
- Ideal for Investors or First Time Buyers
- Over 700 Sq Ft
- Wooden Outhouse

£395,000



Mallow Mead, NW7

Total Area: 66.4 Sq Metres / 715 sq feet approx

▼ **1st Floor**



Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			