

The logo consists of a white outline of a house shape with a peaked roof, set against a blue sky background. Inside the outline, the text "MiHomes" is written in a white, elegant serif font.

MiHomes



FLAT 10

— BURGHLEY HOUSE —

Stylish ground floor apartment with private patio and outstanding resident amenities.

Guide Price: £350,000 – £380,000

Situated within the prestigious Burghley House development on Royal Engineers Way, this beautifully presented one-bedroom ground floor apartment offers 567 sq ft of stylish and well-proportioned accommodation, finished to an exceptional standard throughout.



Immaculately maintained by the current owner, the apartment features a spacious open-plan living, dining and kitchen area, creating the perfect space for both relaxing and entertaining. Large doors open directly onto a superb private patio, seamlessly extending the living space and providing an ideal setting for al fresco dining, entertaining guests or simply unwinding outdoors.

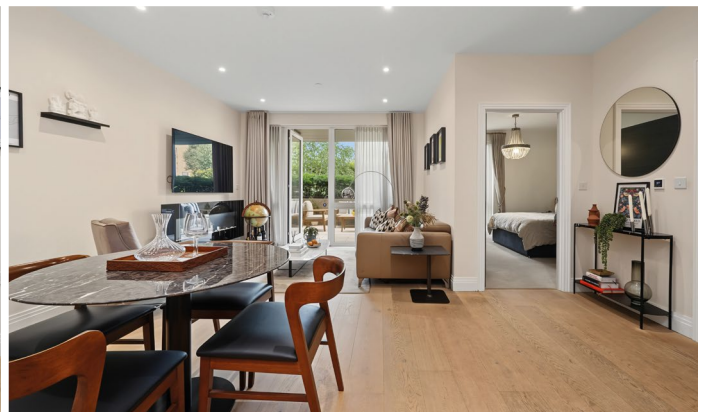
The generous double bedroom offers excellent proportions, whilst the contemporary bathroom is finished to a high specification. The apartment also benefits from underfloor heating throughout, providing efficient, comfortable warmth all year round.

Further enhancing its appeal, the property includes a secure underground allocated parking space with an electric vehicle

charging point, offering both convenience and peace of mind.

Residents of Burghley House enjoy an exceptional range of exclusive lifestyle amenities, including a concierge service, a fully equipped residents' gym, a private cinema room and a dedicated co-working space, all designed to complement modern living and enhance the sense of community within this sought-after development.

Combining immaculate interiors, thoughtfully designed accommodation, outstanding outdoor space, secure underground parking with EV charging, underfloor heating throughout and first-class resident facilities, this superb apartment presents an exceptional opportunity for first-time buyers, professionals, downsizers and investors alike.





Location

Burghley House forms part of the highly regarded Millbrook Park development in the heart of Mill Hill, offering a superb balance of green open spaces and excellent connectivity. Mill Hill East Underground Station (Northern Line) is within easy walking distance, providing direct services into Central London, whilst the nearby A1, North Circular and M1 offer excellent road links for commuters.

Residents benefit from an excellent selection of local amenities, including Waitrose, Virgin Active Health Club, cafés, restaurants and everyday convenience stores, with the wider shopping and leisure facilities of Mill Hill Broadway and Finchley Central also within easy reach.

The area is further complemented by highly regarded schools, attractive parks and picturesque green spaces, making Millbrook Park one of North West London's most desirable residential developments.



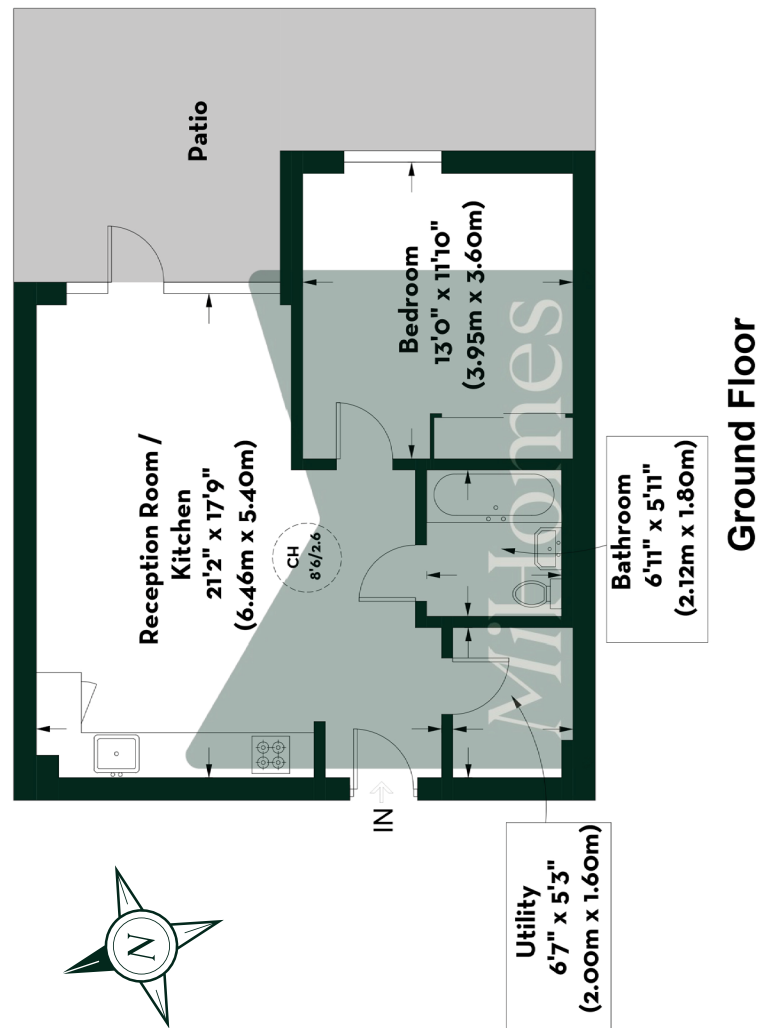
Floorplan:

Flat 10 Burghley House,
18 Royal Engineers Way, London,
NW7 1RY

- Lease length: 992 Years approx.
- Service charge: £5,880 approx
- Ground rent: £350pa approx
- EPC rating: B
- Council Tax Band: D
- Approx. Gross internal floor area:
567 sq.ft / 52.7 sq.m

Property overview:

- Immaculate One Bedroom Ground Floor Apartment - Chain Free
- Superb Private Patio – Ideal For Entertaining
- Secure Underground Parking Space
- 567 Sq Ft of Beautifully Presented Accommodation
- Building amenities - Games room, Cinema room, Gym, Coworking space, Residents lounge & Concierge
- Contemporary Bathroom Finished To A High Specification
- A Stone Throw Away To Mill Hill East Underground Station (Northern Line)
- Close To Waitrose, Virgin Active, Cafés & Local Amenities



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1318702)

5 Reasons you can trust us to secure your new home:

- 01 Dedicated whatsapp group for effective sales progression
- 02 Low fall through rate (just 8%) compared to a national avg. of over 35%
- 03 An average of 9 weeks between sale agreed and completion
- 04 Outstanding client service (4.9/5 stars from over 470 google reviews)
- 05 Over 80% of generated business solely via recommendations

We would love to help you make this dream a reality. Let's talk.



020 7323 9574



mihomespropertyagents



hello@mi-homes.co.uk



mihomes



mi.homes



9 Onslow Parade, Hampden
Square, Southgate, N14 5JN