



**Flat 4, Merillion Court, 2 Sunbury Gardens**  
Offers Over £300,000

**JOSEPH SCOTT**



## Flat 4

Merillion Court, London

Joseph Scott presents this beautiful Chain-Free one-bedroom flat in Mill Hill, complete with secured undercroft parking, ample storage and large double glazed windows throughout for an abundance of natural light.

The property comprises of a spacious hallway with plenty of integrated storage, leading into a Kitchen-diner, a large double bedroom with built in wardrobes and an en-suite, with an additional guest bathroom off the hallway.

The property has been finished to an exceptional standard with an integrated kitchen including a dual oven and a separate microwave, a dishwasher, washing machine and fridge freezer. The complex is incredibly well-maintained and safe. Fitted with a security system monitored 24 hours a day, a lift, and fob-entry garage.

Leasehold - circa 106 years remaining (share of freehold available)

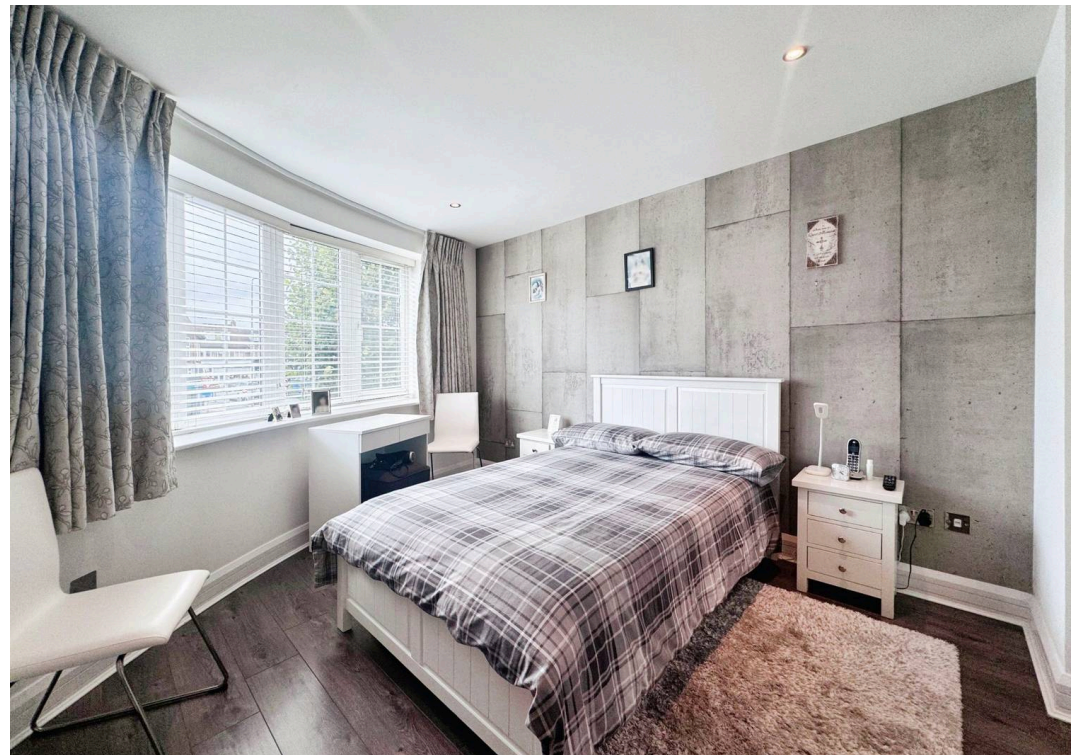
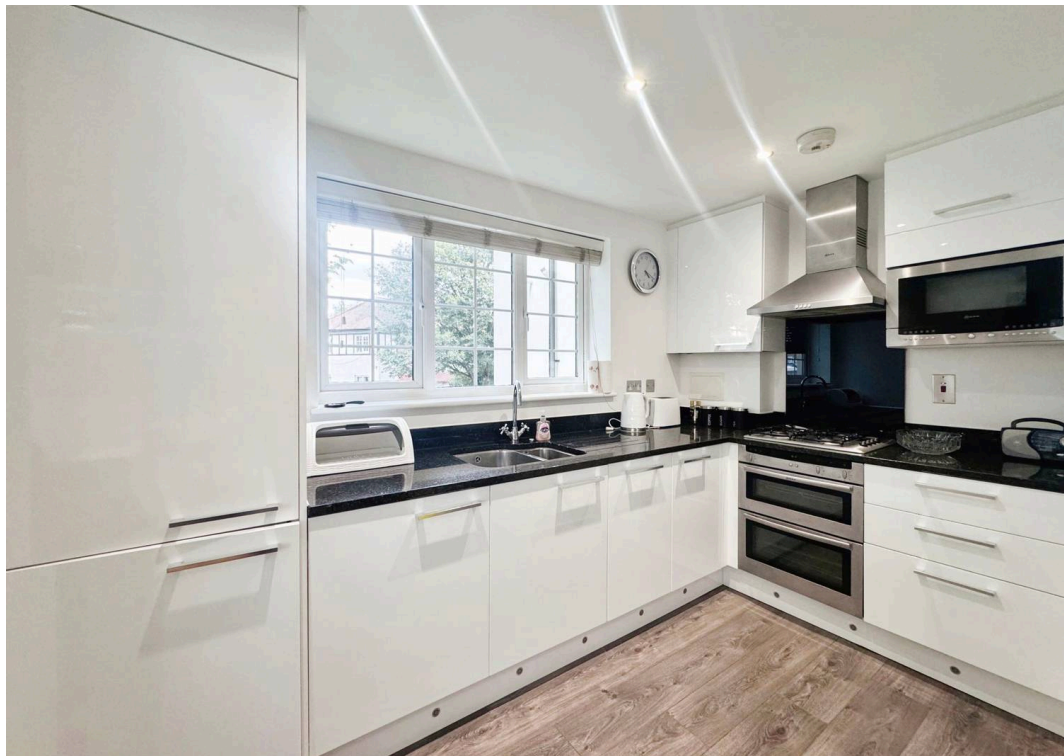
Service charge circa £3500

Ground rent circa £300

Council Tax Band D

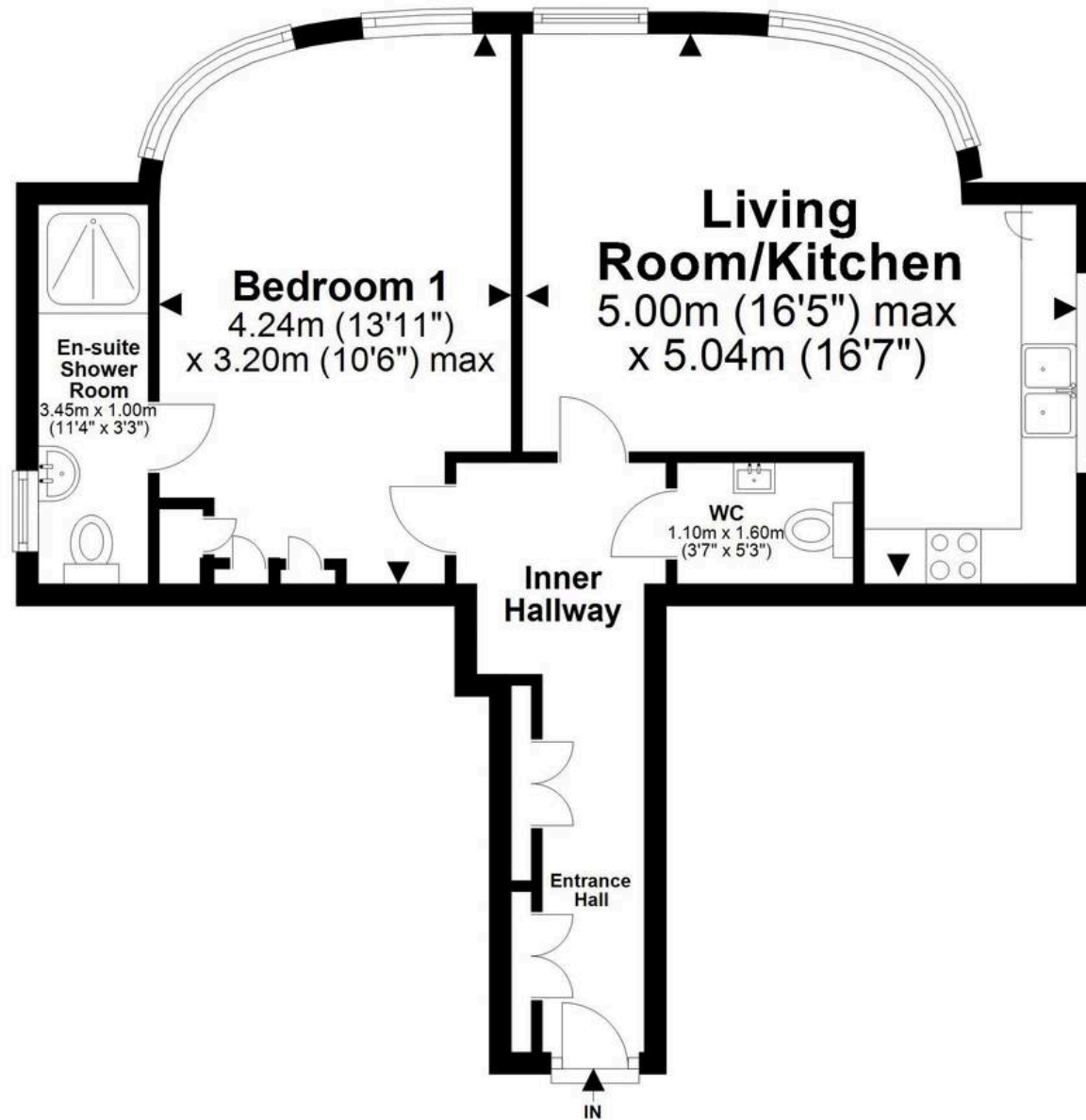
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



## First Floor Flat

Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 49.5 sq. metres (532.6 sq. feet)

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.

**Merillion Court, Sunbury Gardens, London NW7 3GJ**