

Flat 8 Littleberry Court, St Vincents Lane, London NW7 1EN



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A unique and quirky 2 bedroom triplex apartment located within a prestigious and popular gated development in the heart of Mill Hill Village.

Forming part of a skilful conversion, the property benefits from large arched sash windows and high ceilings. The private entrance leads into a bright and airy, triple aspect open-plan kitchen, dining, and TV area. The kitchen boasts a modern design, equipped with high-end integrated appliances and quartz countertops. There is also a guest WC and storage cupboard.

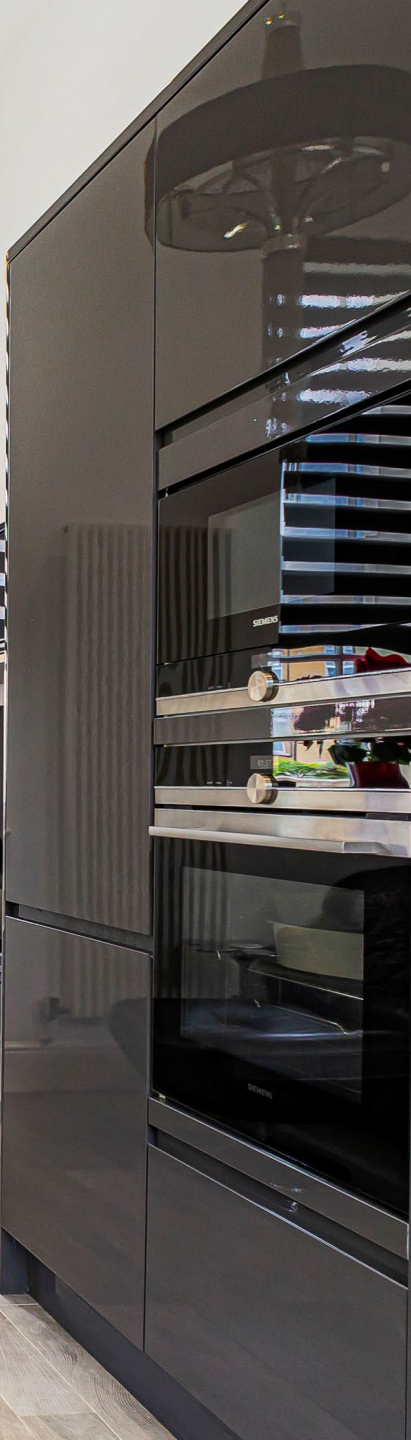
On the first floor, a spacious living room with dual aspect with far reaching views towards Totteridge Valley. The second floor comprises a large master suite with en suite bathroom boasting a freestanding bath tub and walk-in shower with luxurious fixtures and fittings. Also, there is a second bedroom, currently utilized as a dressing room, a storage cupboard and access to a boarded loft which has the benefit of a window.

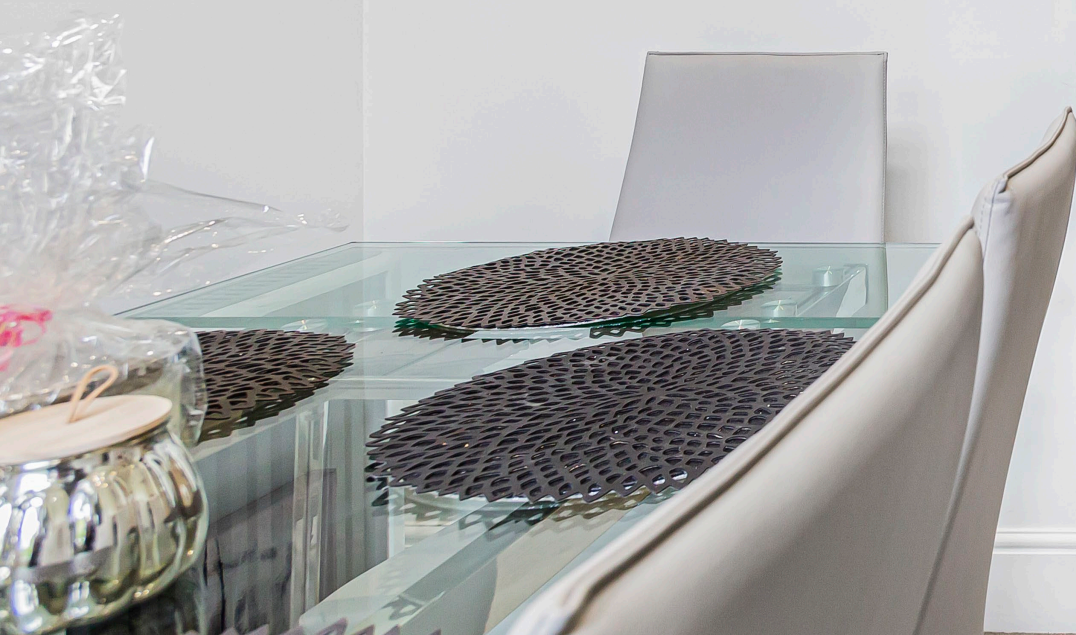
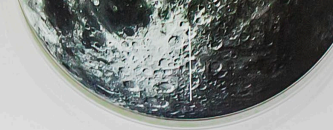
Further benefits include designated gated parking for two cars and wonderful landscaped communal gardens offering a tranquil escape.

St. Vincent's Lane, situated just off The Ridgeway, lies approximately two-thirds of a mile away from the amenities of Mill Hill East, including access to the Northern Line Tube station, Waitrose supermarket, and Virgin Active Gym.

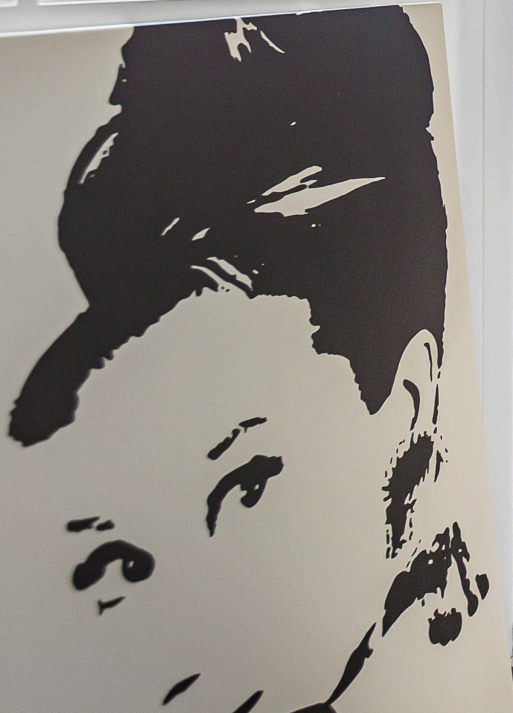
































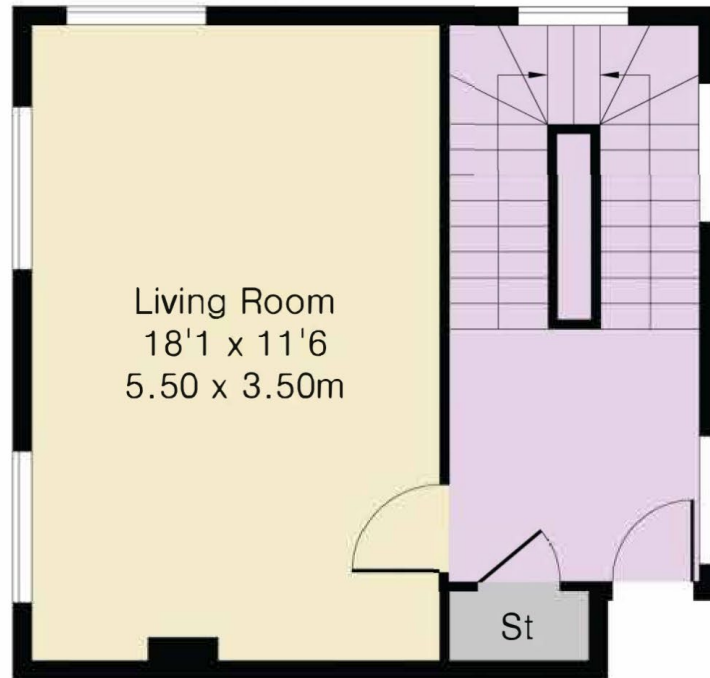




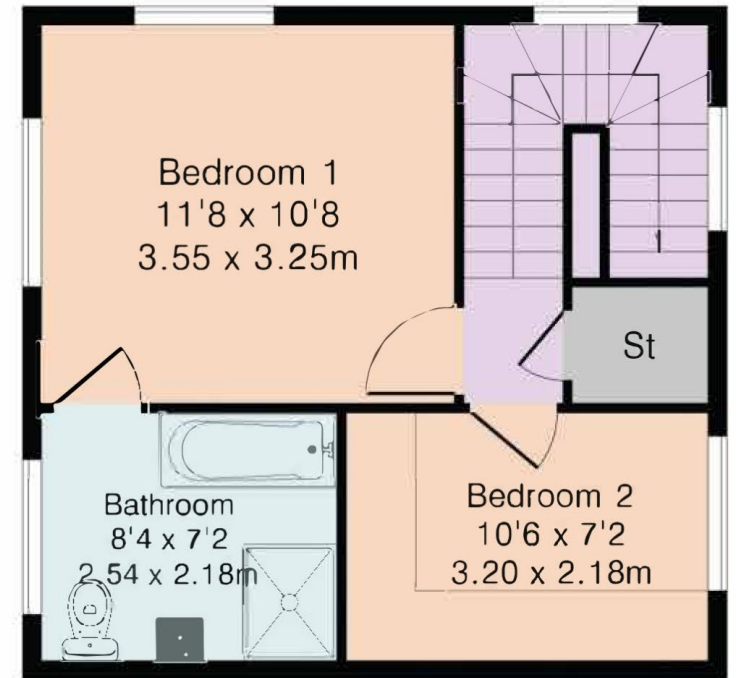




Ground Floor



First Floor



Second Floor

STATONS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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	

Council Tax - F
Local Authority - Barnet

**STATONS
TOTTERIDGE**

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