



# Royal Engineers Way, Mill Hill, NW7

Price Reduced to: £850,000

Benham  
& Reeves



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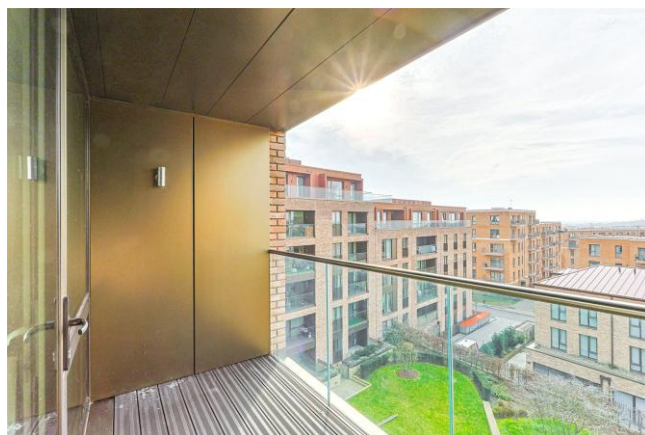
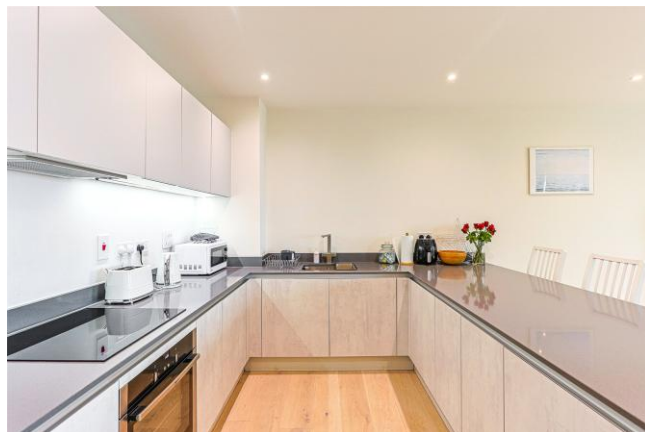
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240274

This stunning two bedroom, two bathroom apartment is located on the fourth floor in the highly desirable Burghley House. This luxurious apartment spans an impressive 1195 square feet (approx.) and benefits from two south facing balconies overlooking the landscaped gardens, ample storage, parking for one car and no onward selling chain.

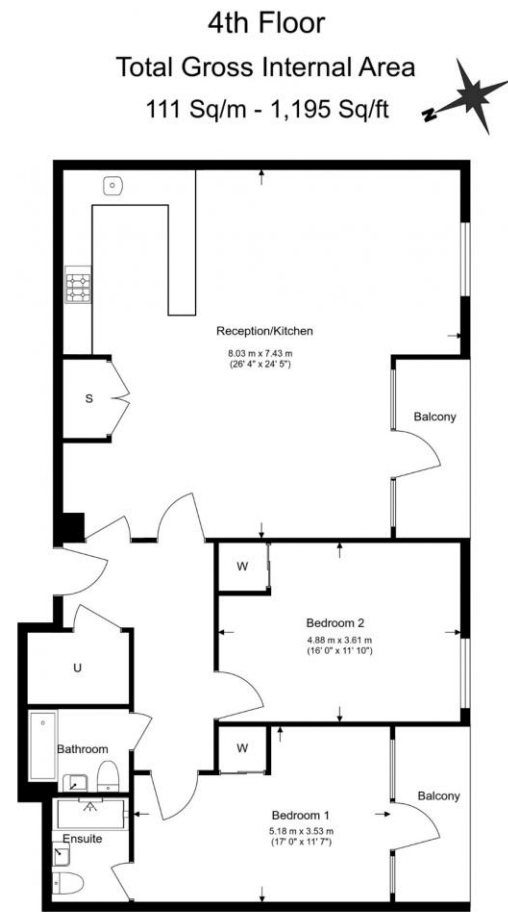
Developed by EcoWorld, every detail has been meticulously crafted to provide a truly luxurious living experience. Designed for those who expect more, The Claves is a serene development featuring apartments and penthouses set around private landscaped gardens. Enjoy a host of impressive amenities: concierge desk, residents' lounge, gym, private screening room, games room and landscaped residents' garden. Escape the hustle of London in this green oasis, just 25 minutes from the West End. Mill Hill is the perfect antidote to modern life's stresses, with Mill Hill East station a short walk away. For road trips, the M1 and M25 are easily accessible, and Europe is within reach via King's Cross St Pancras' Eurostar services.





## Property Features:

- Car Parking Space Included
- Luxurious Two Bedroom Apartment
- Two South Facing Balconies
- 1195 Square Feet (Approx.)
- Fourt Floor
- Concierge Desk
- Residents Gym, Screening & Games Room
- Mill Hill East Underground Station (Northern Line)



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to:	£850,000
Tenure:	Leasehold Expires 30/06/3017 Approximately 992 Years Remaining
Ground Rent:	£500.00 (per annum) For the year of 2024
Service Charge:	£5,606.74 approx. (per annum) For the year of 2024
Anticipated Rent:	£2,500.00 pcm Approx. 3.5% Yield

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240274

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E: beaufortpark.sales@benhams.com  
W: www.benhams.com

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