



**BUMBLEBEE**  
SALES & LETTINGS

**Asking Price £450,000**  
**Oat House, 5 Peacock Close, Mill Hill, London NW7**



 **2**  
Bedrooms

 **2**  
Bathrooms

3rd Floor, 2 Bristol Avenue, Colindale, London NW9 4EW |  
[info@bumblebeeproperty.co.uk](mailto:info@bumblebeeproperty.co.uk)

**020 8359 3399**



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Bumblebee are pleased to offer this lovely well-presented ground floor two-bedroom flat located in the sought-after Millbrook Park development, within a quiet and friendly neighbourhood. This beautiful apartment comprises of spacious reception room leading to balcony, two double bedrooms, two bathrooms (one en suite), and modern fitted kitchen. Further benefits include gated 1 secure underground parking space and communal gardens with child play area. Ideal for first time purchase or rental investment. **VIEWING RECOMMENDED.**

Bumblebee are pleased to offer this lovely well-presented ground floor two-bedroom flat located in the sought-after Millbrook Park development, within a quiet and friendly neighbourhood. This beautiful apartment comprises of spacious reception room leading to balcony, two double bedrooms, two bathrooms (one en suite), and modern fitted kitchen with integrated appliances (fridge / freezer, dish washer and microwave). Further benefits include gated secure underground parking and communal gardens with child play area.

Peacock Close is in a quiet residential development with communal gardens with children's playground and off-street parking. The amenities and transport links of Mill Hill East and Finchley are nearby.

The property is in walking distance to Mill Hill East tube station, a local Co-Op, Waitrose, Virgin Active, a lovely local pub and other amenities. The development includes a number of parks (Panoramic Park and Pirate Park), playgrounds and open spaces. Local amenities include the Lovers' Walk, Finchley Nurseries, Bittacy Hill Park, Belmont Children's Farm and Hendon and Finchley Golf Clubs. Mill Hill is renowned for its local high-quality schools, including Millbrook Park CE Primary School, Frith Manor Primary School, St Vincent RC Primary School, St Paul's CE Primary School, and the prestigious Mill Hill and Belmont Schools. VIEWING RECOMMENDED.

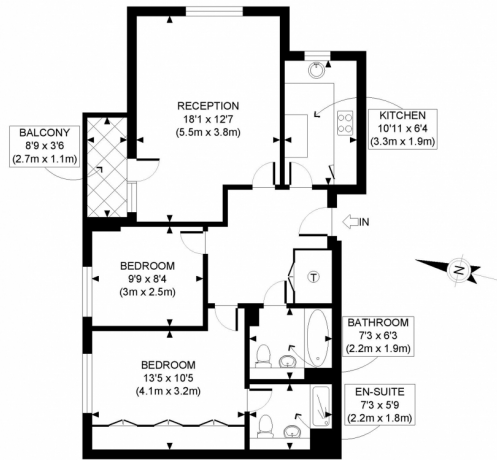
### **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Member of the organisation shares interest in the property.



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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 734 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 734 SQ FT/ 68 SQM

PROPERTY PHOTO PLANS .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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

Address: Oat House, 5 Peacock Close, NW7

