



THE ESTATE COMPANY



Elmbridge Court, Holborn Close, Mill Hill, NW7 4AZ

£949,950

- 1045 Sq Ft
- Concierge
- Luxurious Gated Development
- Covered Balcony
- Two designated parking spaces
- Second Floor

8 Elmbridge Court, Mill Hill NW7 4AZ

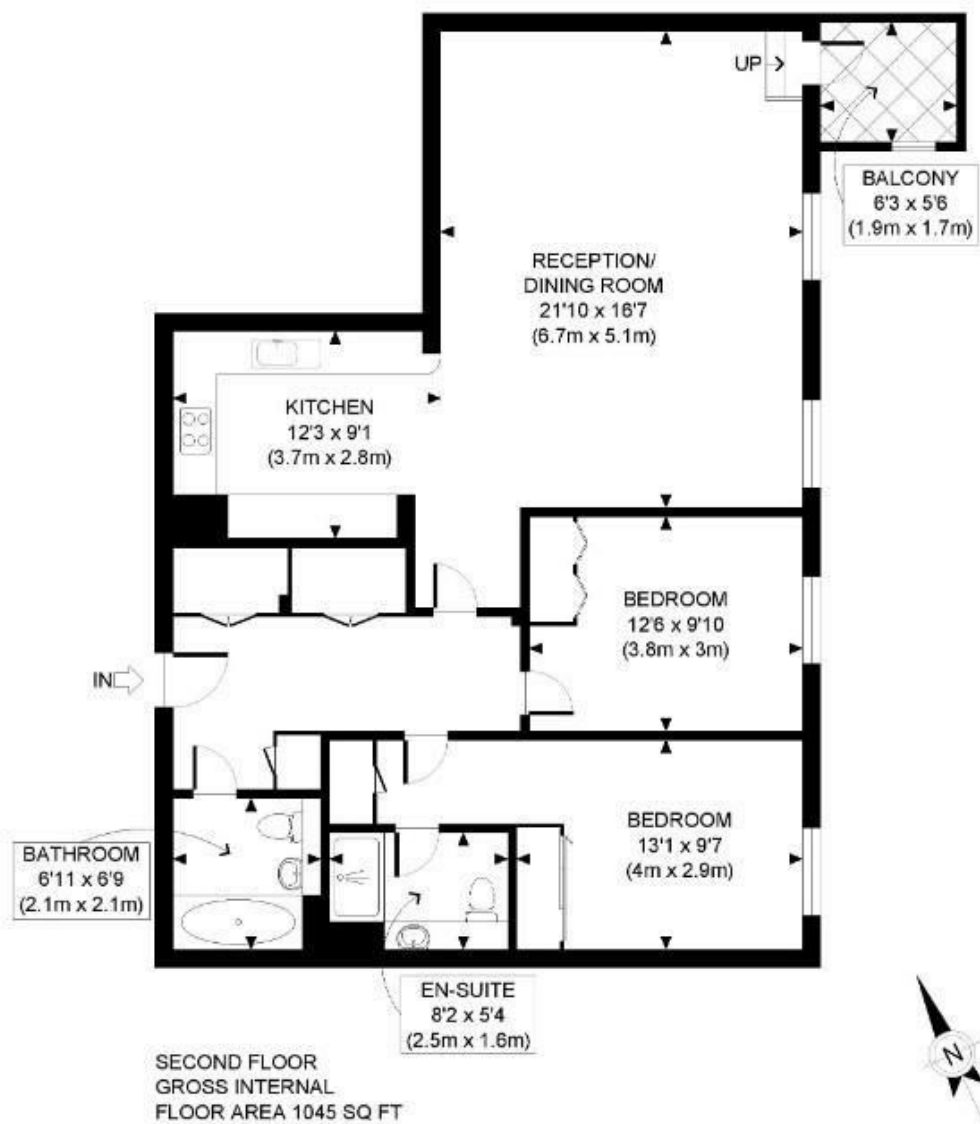
A beautifully presented two bedroom (1045 Sq Ft) two bathroom (one en-suite) second floor apartment situated in this luxurious gated development. The property benefits from a covered balcony, air cooling, video entry system, CCTV, Concierge (7:30-19:30 seven days a week) and two designated parking spaces.

St Joseph's Gate is set in magnificent landscaped grounds with stunning views over Mill Hill and is within close proximity of the cafes and restaurants of Mill Hill Broadway as well as Mill Hill Park and Overground station (Thames Link).



Council Tax Band:

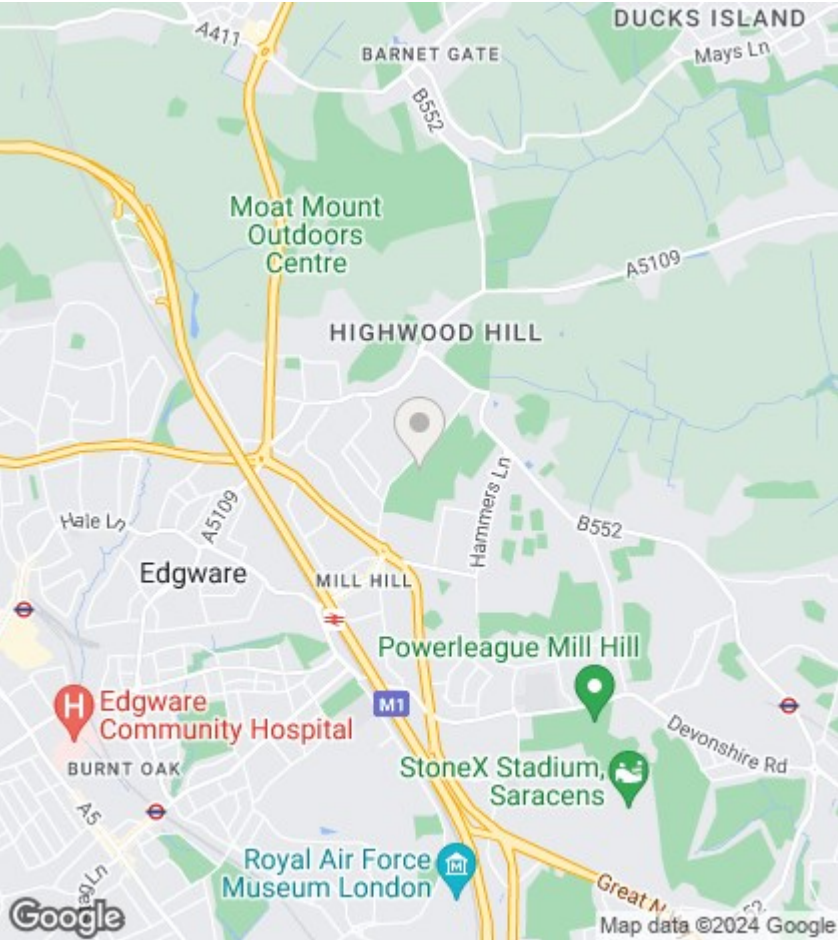




APPROX. GROSS INTERNAL FLOOR AREA: 1045 SQ FT/ 97 SQM

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.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	