

# East Lodge, The Ridgeway, London, NW7 1EL



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Rare to the market, a beautifully Grade II listed cottage. Set in the quiet Mill Hill village. This quaint detached home has been finished to a high standard.

The property features a spacious hallway, reception/dining room, conservatory, separate eat-in kitchen, guest WC. The upper floor comprises of main bedroom en-suite and built in wardrobes, second double bedroom en suite and built in wardrobes.

Additional benefits include private garden, residents' gym, communal gardens, stunning views of Mill Hill Valley, CCTV, gated entrance, door entry system and private parking.

Viewings are highly recommended, Chain free.



























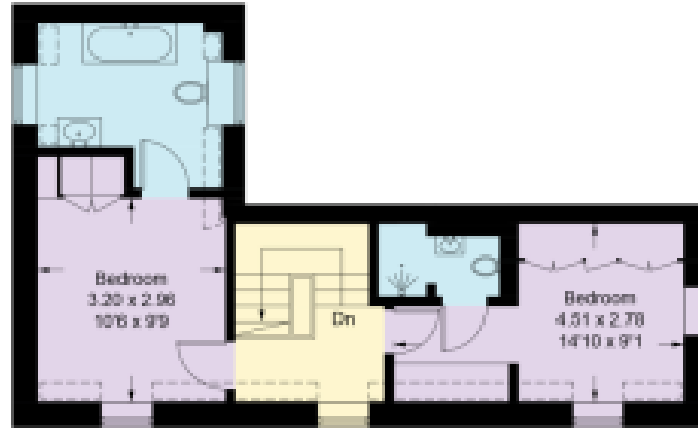






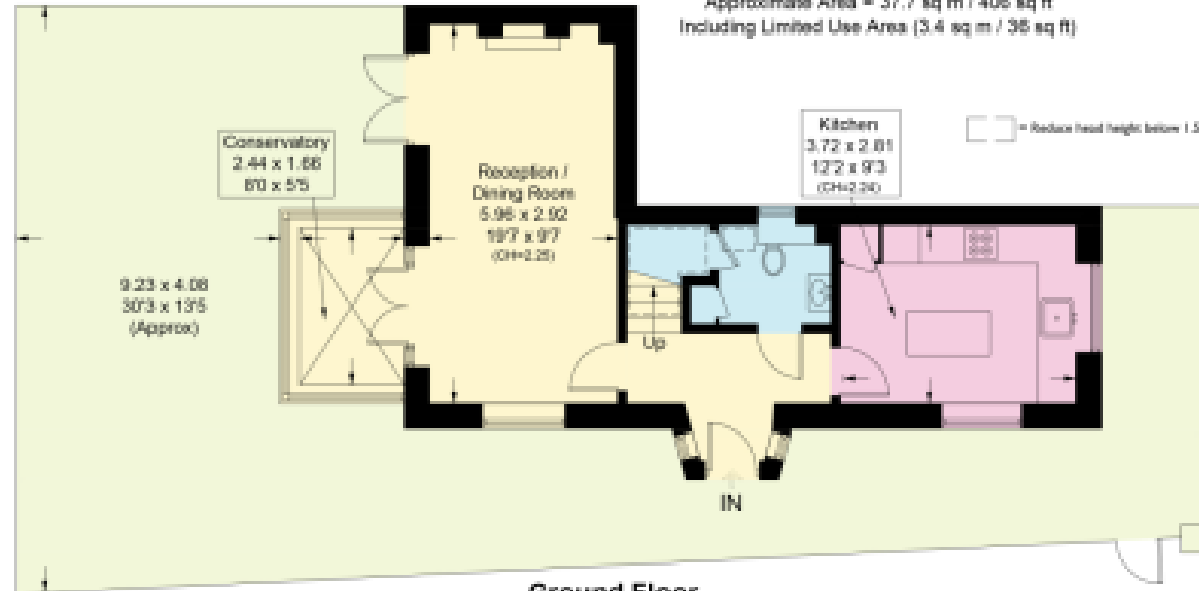
# East Lodge, NW7

Approximate Area = 84 sq m / 904 sq ft  
Including Limited Use Area (6.9 sq m / 74 sq ft)



## First Floor

Approximate Area = 37.7 sq m / 408 sq ft  
Including Limited Use Area (3.4 sq m / 36 sq ft)



## Ground Floor

Approximate Area = 46.3 sq m / 498 sq ft  
Including Limited Use Area (3.5 sq m / 38 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# STATONS

www.statons.com



The Property  
Ombudsman

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - D  
Local Authority - Barnet

STATONS  
TOTTERIDGE

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