



KINGSLY ESTATE AGENTS

## 2 Bedroom Flat for Sale - Offers in Excess of £300,000

Westmere Drive, London, UK, NW7 3HE



• TWO BEDROOM • FIRST FLOOR • LEASEHOLD • COUNCIL TAX BAND C • EPC RATING C • SHARED GARDEN

☎ 02088 844 844

✉ [info@kingsly.group](mailto:info@kingsly.group)

📍 315 Chase Road, Southgate, London N14 6JT

🌐 [kingsly.group](http://kingsly.group)



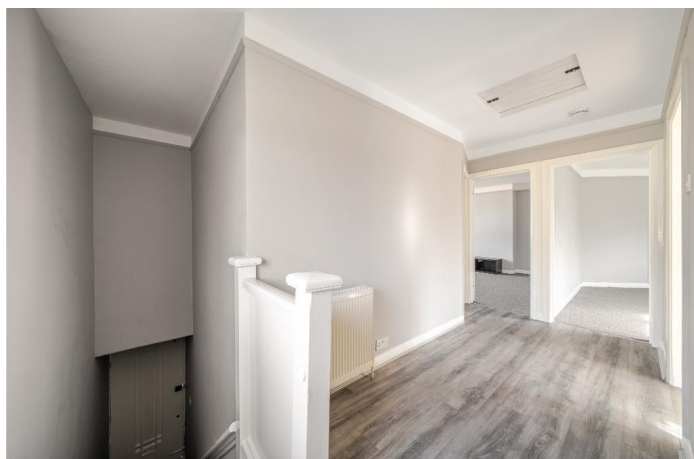
Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

## Description

We are delighted to present this well-appointed two-bedroom maisonette to the market with garden. Situated on the first floor with its own private entrance, the property boasts two generously sized bedrooms, a family bathroom, a separate fully fitted kitchen, and a spacious living room filled with natural light.

## Location

The property is ideally located on a quiet residential road in the highly sought-after area of Mill Hill. It benefits from excellent transport links, including easy access to the M1. Additionally, it is within close proximity to several outstanding schools, including Northway School (Ofsted: Outstanding, 0.1 miles) and Courtland School (Ofsted: Outstanding, 0.3 miles).



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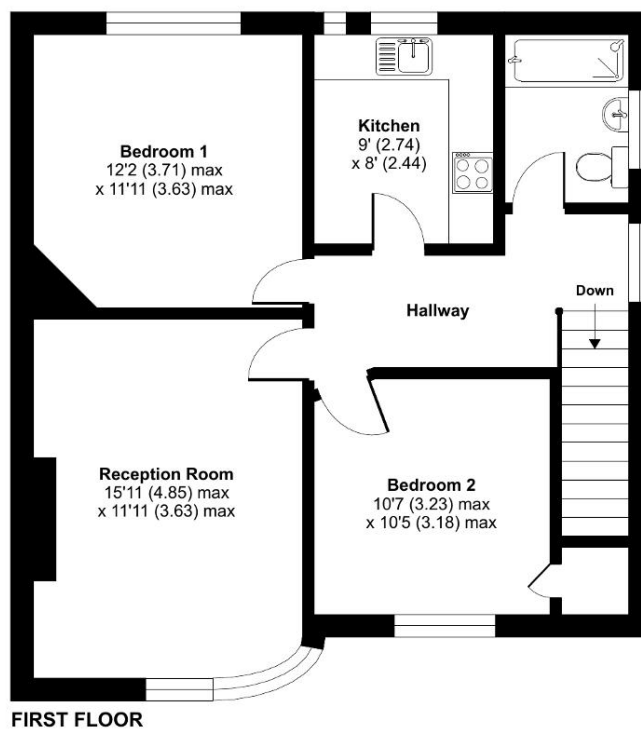
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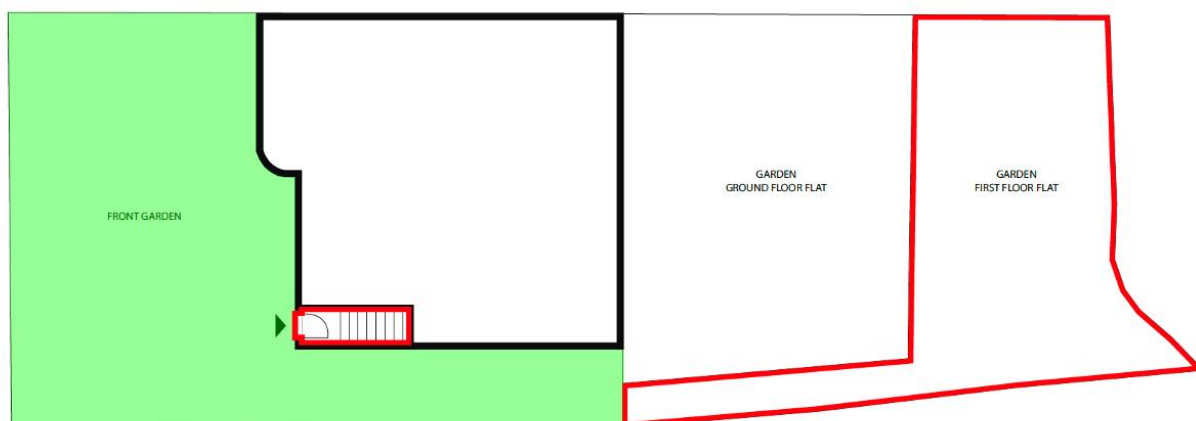
## Westmere Drive, London, NW7

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1254423



## Additional Information

A new 125-year lease will be granted upon completion of the sale.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

