

## 1 Bedroom, Buttercup Apartments Bittacy Hill, London, NW7 1BS

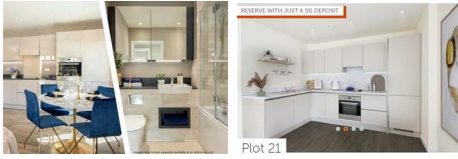
**Price £439,000**

A dual-aspect, one-bedroom apartment on the ground floor. The large open plan living/dining area includes a fully fitted German kitchen with appliances and opens out onto a large south-facing terrace with private communal gardens. Further benefits include underfloor heating throughout and parking is included with video door entry and a supermarket within the development.

Upgraded high-specification flooring included throughout. Benefits from the Stamp Duty holiday, saving you £6,950. Reserve with a 5% deposit of £21,950 with London Help to Buy. 12% Capital Growth expected in the next 5 years in the borough of Barnet (Source: CBRE). Rental values forecast to grow by 18% over the next 5 years (Source: Strutt & Parker)

TOTAL AREA: 639 sq ft

**Kitchen/Living/Dining 16302'5" x 15393'8"**  
**(4969 x 4692)**



White bath.  
Heated towel rail.  
Ceramic wall tiles.  
Ceramic floor tiles.  
Shaver socket.  
Spotlight lighting.

**Terrace 4832'8"m x 22736'2"m (1473mm x 6930mm)**

Large private terrace.  
Private communal gardens.

**Utility 2952'9"m x 6561'8"m (900mm x 2000mm)**

Individually designed handleless kitchens with soft-close doors and draws.

Matching worktops and full-height upstands.

Stainless steel bowl sink and chrome tap.

Fully integrated appliances, including combi oven, hood, ceramic hob, dishwasher and fridge/freezer.

Spotlight lighting & Pergo wood effect flooring in kitchen/living room and hallway.

Underfloor heating throughout, Video door entry, BT TV/Sky+/FM connectivity in living area.

**Bedroom 9924'6"m x 16302'5"m (3025mm x 4969mm)**



TV connectivity to master bedroom

Pendant lighting.

Carpet Flooring.

Video door entry, BT and Hyperoptic broadband connectivity.

**Bathroom 8038'0"m x 8530'2"m (2450mm x 2600mm)**



White hand wash basin.

Toilet with soft-close pan.

# Floor Plan



# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</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                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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