

Sole Agent

14 Sandwick Close, Mill Hill, NW7 2AX

£650,000 Subject to Contract



A unique Two Bedroom Two Bathroom house set in this ever popular location.

The house has been extended and remodelled by the current owners and now includes a stunning, open plan Kitchen/Living/Diner with additional Reception area where bi-fold door lead onto a decked Garden, Utility Room and Guest Wc.

Our clients have skilfully added storage areas both within the house and also to the rear of the Garden where there is also a small home office/Gym.

Council tax band - F

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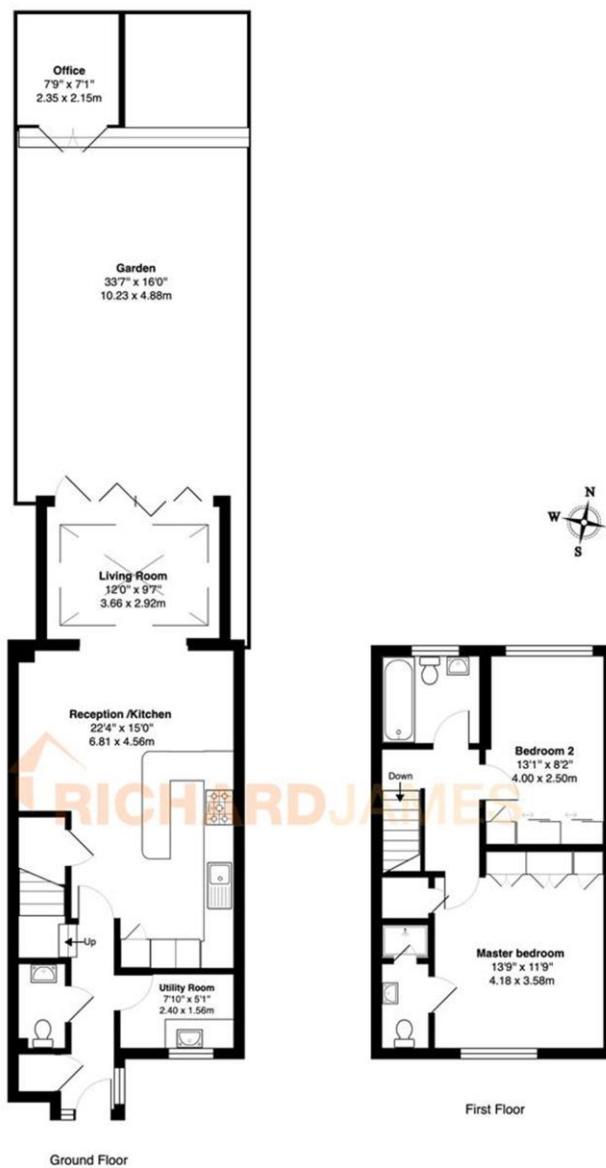


Sandwick Close, Mill Hill, NW7

Total Gross Area: 1042 ft² ... 96.8 m² (Including office)

Ground Floor : Area: 621 ft² ... 57.7 m²

First Floor : Area: 421 ft² ... 39.1 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

- TWO BEDROOMS
- STUNNING OPEN PLAN KITCHEN/LIVING/DINER
- UTILITY ROOM
- DECKED GARDEN
- TWO BATHROOMS (EN-SUITE SHOWER ROOM)
- ADDITIONAL RECEPTION AREA
- GUEST WC
- HOME OFFICE/GYM

- RESERVED OFF STREET PARKING

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PRICE - £650,000
TENURE - Freehold
COUNCIL TAX BAND - F
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	72	
(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	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.