

Sole Agent

24 Colenso Drive, Mill Hill, NW7 2EB

£679,950 Subject to Contract



Within easy reach of the amenities at Mill Hill Broadway is this end of terrace family home offered for sale with no upper chain.

The accommodation comprises Two double Bedrooms, Two Bathrooms (en-suite shower room), Living/Dining Room, fully fitted Kitchen and guest Wc.

Amenities include approximately 53'/16.4 m rear Garden with westerly aspect, off street parking and Garage.

T: 020 8959 9191

E: enquiries@richardjames.biz

21. the broadway . mill hill . nw7 3da



richard james estate agents limited. company number 05101445
registered office address: 4 prince albert road, london, nw1 7sn

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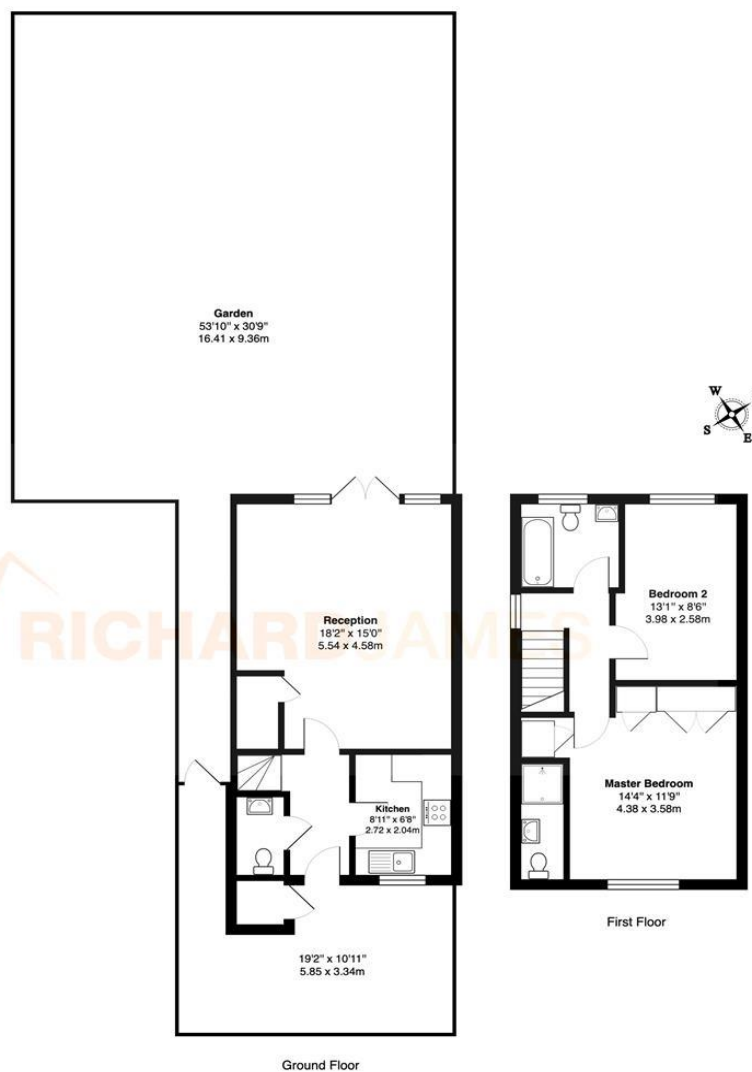


Colenso Drive NW7

Total Gross Area: 847 ft² ... 78.7 m² (excluding garden)

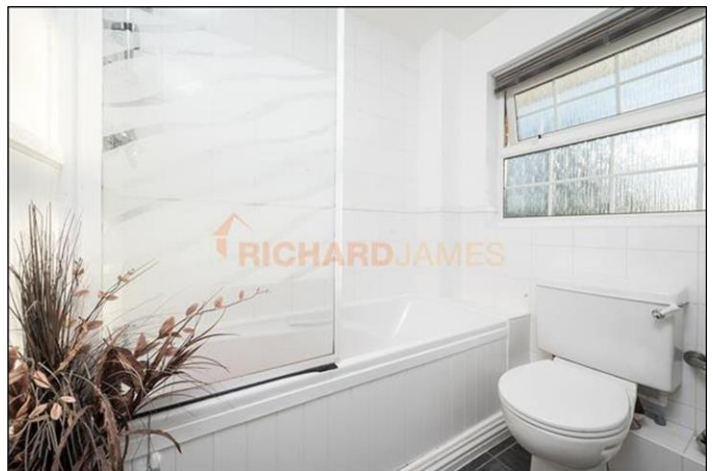
Ground Floor Area: 426 ft² ... 39.6 m²

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
- FULLY FITTED KITCHEN
- GUEST WC
- OFF STREET PARKING AND GARAGE
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION/DINING ROOM
- APPROX 53'/16.4M WESTERLY FACING REAR GARDEN
- WITHIN APPROX 3/4 OF A MILE TO MILL HILL BROADWAY THAMESLINK STATION



PRICE: £679,950
TENURE: Freehold
COUNCIL TAX BAND: E
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.