

Sole Agent

10 Victoria Road, Mill Hill, NW7 4SB

£899,950 Subject to Contract



An immaculately presented Two/Three Bedroom detached home located within a sought after leafy road, moments from Mill Hill Broadway.

The house has been extended and refurbished in recent years but could be further extended STPP. It provides bright well planned accommodation over two floors and includes stunning a Kitchen/Family/Diner, Tv/Family Room, Utility Room & Guest Wc.

Externally there is a delightful south facing rear garden, Garage and off street parking for Two/Three cars.

Victoria Road is close to numerous transport and shopping amenities, Mill Hill Park, Arrandene open space and various local schools, including Etz Chaim Primary School.

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Victoria Road, Mill Hill, NW7

Ground floor Area: 849 ft² ... 78.9 m²

First floor Area: 488 ft² ... 45.4 m²



- LARGE KITCHEN/RECEPTION/DINING ROOM
- UTILITY ROOM
- APPROXIMATELY 85'/25 M SOUTH WESTERLY FACING REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY
- TV ROOM/2ND RECEPTION ROOM
- GUEST WC
- OFF STREET PARKING & GARAGE
- CLOSE TO MILL HILL PARK & ARRANDENE OPEN SPACE



PRICE - £899,950
TENURE - Freehold
COUNCIL TAX BAND - F
BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(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.