

Sole Agent

2 Copthall Drive, Mill Hill, NW7 2NB

£1,100,000 Subject to Contract



A wonderful opportunity to purchase this 2093 sq ft semi detached family house in a popular and quiet residential road within easy access of Arrandene open space and within approximately 3/4 of a mile of Mill Hill Broadway's excellent shopping facilities and Thameslink Station.

The accommodation is arranged over three floors only and includes Four Double Bedrooms, Three Bathrooms (two en-suite) , Dining Room, Double Reception Room, Kitchen/Family/Breakfast Room and Guest Wc.

Externally there is off street parking for several cars, a garage and a mature 70ft approx rear garden, subject to planning permission there is potential to extend further.

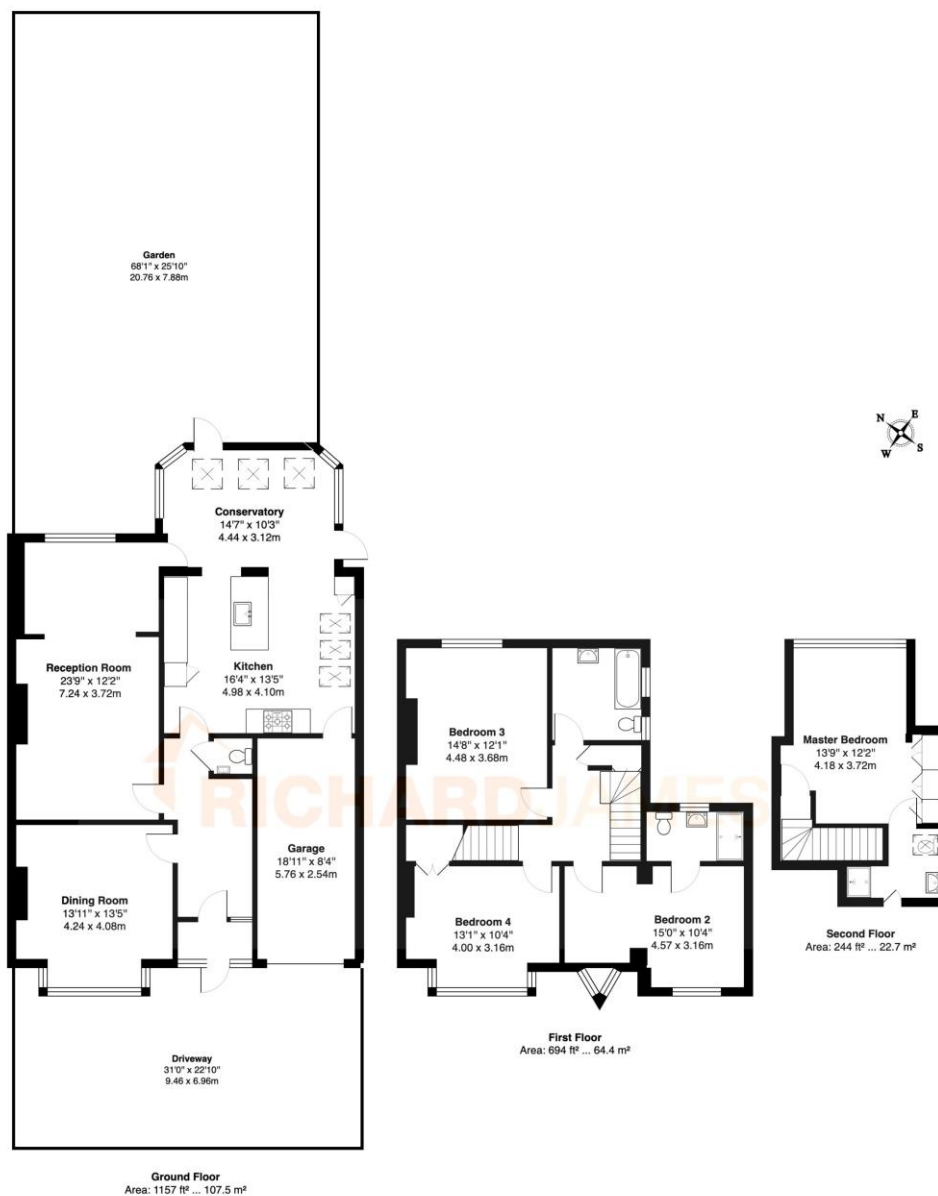
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Cophall Drive NW7

Total Gross Area : 2093 sq ft ... 194.4 sq m

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

- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING/BREAKFAST ROOM
- GUEST WC
- GARDEN

- TWO RECEPTION ROOMS
- THREE BATHROOMS
- GARAGE
- OFF STREET PARKING FOR SEVERAL CARS



PRICE - £1,100,000
TENURE - Freehold
COUNCIL TAX BAND - G
BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(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 well 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.