

Sole Agent

15 Holmwood Grove, Mill Hill, NW7 3DS

£1,050,000 Subject to Contract



An immaculately presented chain free Four Bedroom, Two Bathroom (one en-suite shower room) semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The remainder of the accommodation comprises Two Reception Rooms, Kitchen/Breakfast Room and guest Wc.

Amenities include off street parking for two cars and a landscaped rear Garden with an outhouse.

The property is extremely well located to be able to walk into Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

Council tax band G

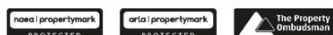
Viewing is strongly recommended.

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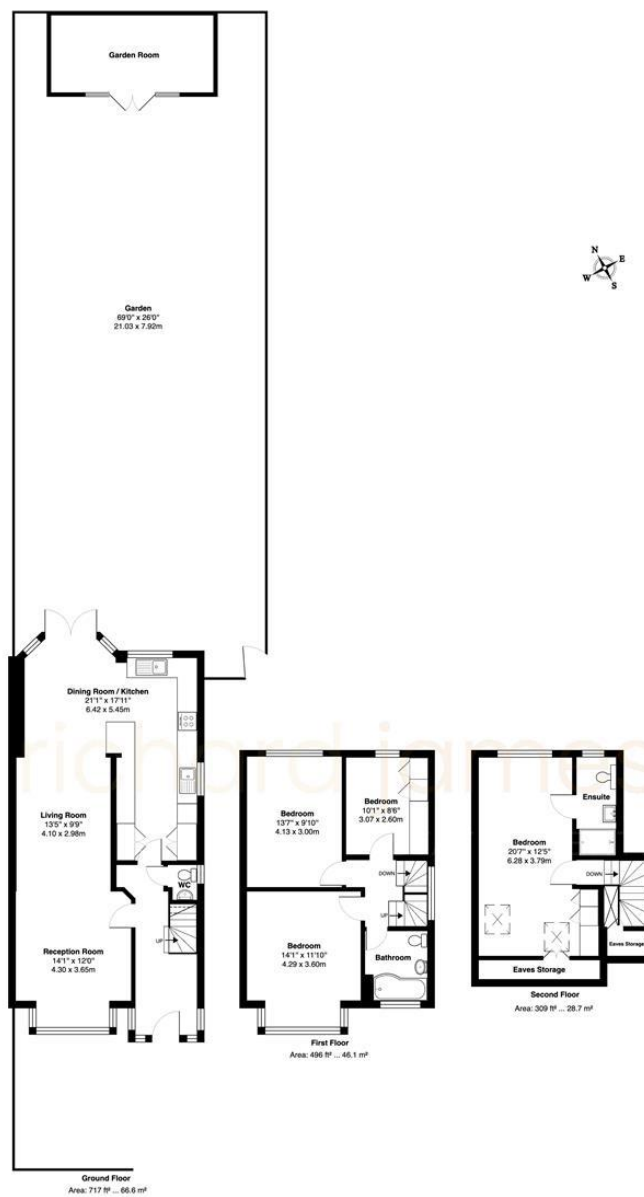
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Holmwood Grove NW7

Total Gross Area: 1522 ft² ... 141.4 m² (excluding garden room, eaves storage)

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

- SEMI DETACHED HOME
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- GUEST WC
- OFF STREET PARKING
- OUTHOUSE
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- EXCELLENT CONDITION THROUGHOUT

- CLOSE TO LOCAL AMENITIES
- CATCHMENT FOR MATHILDA MARKS KENNEDY



PRICE - £1,050,000
TENURE - Freehold
COUNCIL TAX BAND - G
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(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.