

**Sole Agent**

**26 Grenville Place, Mill Hill, NW7 3SF**

**£585,000 Subject to Contract**



Offered for sale with no upper chain is this stunning Two double Bedroom home situated in a popular modern development just off Hale Lane, close to local shops and approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station.

The property boasts an 30ft open plan Living/Kitchen/Dining Room and modern fitted Kitchen and a downstairs cloakroom. The upstairs offers Two double Bedrooms, both with fitted wardrobes, and a contemporary family Bathroom.

There is a landscaped rear garden and one allocated parking space in front and ample visitor parking.

Council Tax Band E

Sole Agent

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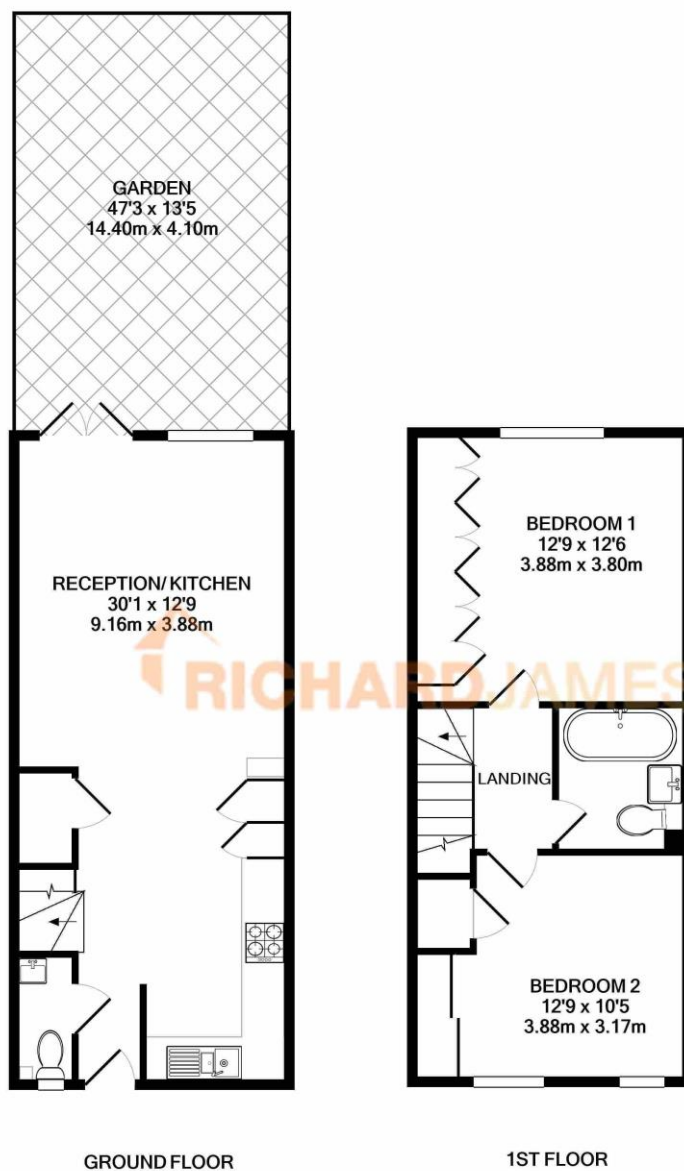
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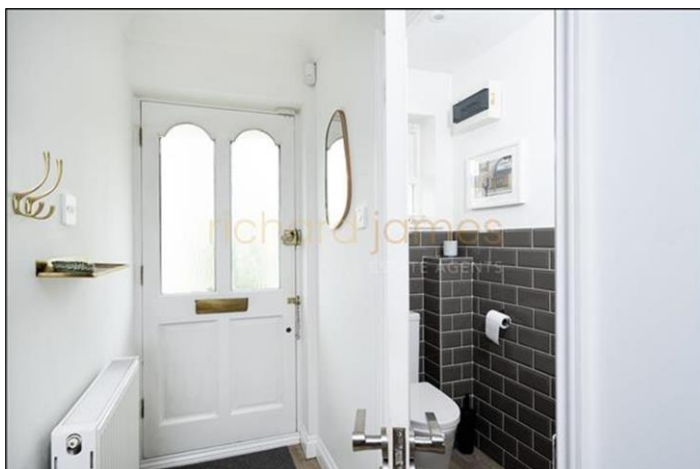




GRENVILLE PLACE NW7

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited.

- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- 
- 30FT OPEN PLAN LOUNGE/KITCHEN/DINER
- GUEST WC
- ALLOCATED PARKING SPACE
- AMPLE VISITORS' PARKING
-



**PRICE - £585,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND – E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	76	
(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 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.*